

**SHORELAND AND FLOODLAND PROTECTION ORDINANCE
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Editor's Note

Updated for changes made through
Enrolled Ordinance 163-55, which
became effective 11-13-2008.

SECTION 1 AUTHORITY, INTERPRETATION AND PURPOSES

(a) Authority

This ordinance is adopted under authority granted by Chapters 59, 87, 145 and 281 of the Wisconsin Statutes and amendments thereto.

(b) Purpose and Intent

For the purpose of promoting the public health, safety, convenience and welfare, this ordinance has been established to:

1. Further the maintenance of safe and healthful conditions and prevent and control water pollution through:
 - A. Limiting structures to those areas where soil and geological conditions will provide a safe foundation.
 - B. Establishing minimum lot sizes to provide control density and suitable area for private sewage disposal facilities.
 - C. The control of filling and grading to prevent serious soil erosion.
2. Protect spawning grounds, fish and aquatic life through:
 - A. Preserving wetlands and other fish and aquatic habitat.
 - B. Regulating pollution sources.
 - C. Controlling shoreline alterations such as dredging, lagooning and the construction of seawalls.
3. Control building sites, placement of structures and land uses through:
 - A. Reduction and elimination of conflicting land uses.
 - B. Prohibiting uses detrimental to the shoreland area.
 - C. Setting minimum lot sizes and widths.
 - D. Regulating building and structural placement.
 - E. Regulating land and water uses so as to assure a more compatible relationship to the carrying capacity of the land and water.
4. Preserve shore cover and natural beauty through:
 - A. Restricting the removal of natural shoreland cover.
 - B. Preventing shoreline encroachment by structures.
 - C. Controlling shoreland excavation and other land altering activities.

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- D. Regulating the use and placement of boathouses and other structures.
- 5. Prevent uncontrolled development and use of the floodplains through:
 - A. Protecting life, health and property,
 - B. Minimizing expenditures of public funds for flood control projects,
 - C. Minimizing rescue and relief efforts undertaken at the expense of the taxpayers,
 - D. Minimizing business interruptions and other economic disruptions,
 - E. Minimizing damage to public facilities in the floodplain,
 - F. Minimizing the occurrence of future flood blight areas in the floodplain,
 - G. Discouraging the victimization of unwary land and homebuyers,
 - H. Preventing increases in flood heights that could increase flood damage and result in conflicts between property owners, and
 - I. Discouraging development in a floodplain if there is any practicable alternative to locate the activity, use or structure outside of the floodplain.
- 6. Provide for adequate light, air, sanitation, drainage, convenience of access, safety from fire, flood hazard and other dangers, promote the safety and efficiency of the public streets and highways, conserving and stabilizing the economic value of the community, preserve and promote the general attractiveness and character of the community environment and guide the proper distribution and location of population and the various land uses.

(c) **General Interpretation**

It is not intended by this ordinance to repeal, abrogate, annul, impair or interfere with any existing easements, covenants or agreements between parties or with any rules, regulations, or permits previously adopted or issued pursuant to laws; provided, however, that where this ordinance imposes a greater restriction upon the use of building or premises, or upon the height of a building or requires larger open spaces that are required by other rules, regulations or permits or by easements, covenants or agreements, the provisions of this ordinance shall govern.

(Ord. No. 141-44, § II, 7-22-86)

(Section 1(a), formerly section 1.01, was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 1(b) was amended by Enrolled Ordinance 163-55, effective 11-13-08.)

SECTION 2 DEFINITIONS

(a) **General interpretation**

For the purpose of this Ordinance, and when not inconsistent with the context, words used herein in the present tense include the future, words in the singular number include the plural, and words in the

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plural number include the singular; the word "structure" includes buildings; the word "occupied" includes designed or intended to be occupied; the word "used" includes designed or intended to be used; the word "inhabit" includes intended to be inhabited; the word "shall" is always mandatory and not merely permissive; "county" refers to the County of Waukesha, Wisconsin; "town board" refers to the town board of supervisors of any town under the jurisdiction of this Ordinance; "plan commission" refers to local town plan commission established under village powers pursuant to Chapter 62 Wisconsin Statutes, the Town Park Commission established pursuant to Chapter 60 Wisconsin Statutes, or any other agency created by the town board and authorized by statute to plan land use; and reference to any officer such as "clerk," "building inspector," "engineer," or "attorney," means that officer appointed or otherwise officially designated by the town or county in such capacity, unless otherwise specifically designated; the words "code" and "Ordinance" are to be used interchangeably; and the word "person" may be taken for persons, associations, partnerships or corporations.

(b) **Specific words and phrases**

For the purposes of this ordinance certain words and phrases shall be defined as follows:

1. ACOE: See Army Corps of Engineers.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
2. "A ZONES": Those areas shown on the Official Zoning Map and depicted on the Flood Insurance Rate Map, which would be inundated by the regional flood. These areas may be numbered and studied A Zones, which are reflective of flood profiles, or unnumbered A Zones, which are unstudied or approximate areas and where a flood profile is unavailable.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
3. Administrative Officer: Any officer such as a Clerk, Building Inspector, Engineer, Attorney, or Zoning Administrator, or his agent, who is appointed, elected or is otherwise officially designated by the Town, and/or County and does not include any Committee, Commission, or Board or its individual members.
4. Adult Arcade means any place to which the public is permitted or invited wherein coin, slug, electronically, or mechanically controlled or operated still or motion picture machines, projectors, computers, or other image producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by depicting or describing "Specified Sexual Activities" or "Specified Anatomical Areas".
5. Adult Bathhouse means a commercial establishment which provides a bath as a service and which provides to its patrons an opportunity for engaging in "Special Sexual Activities."
6. Adult Body Painting Studio means a commercial establishment wherein patrons are afforded an opportunity to be painted or to paint images on "Specified Anatomical Areas". An Adult Body Painting Studio does not include a tattoo parlor.
7. Adult Bookstore means any commercial establishment having as its stock in trade the sale, rental or lease for any form of consideration, any one or more of the following:
 - A. Books, magazines, periodicals or other printed matter, photographs, films, motion pictures, video cassettes, video reproductions, slides, or other visual representations

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which are distinguished or characterized by their emphasis on “Specified Sexual Activities” or “Specified Anatomical Areas”;

- B. Instruments, devices, or paraphernalia which are designed for use in connection with “Specified Sexual Activities”;
 - C. Facilities for the presentation of “Adult Entertainment” as defined herein, including Adult-Oriented films, motion pictures, video cassettes, video reproductions, slides or other visual representations for observation by patrons therein.
8. Adult Cabaret means a nightclub, bar, restaurant, or similar commercial establishment which features:
- A. Live performances which are characterized or distinguished by the exposure of “Specified Anatomical Areas” or the removal of articles of clothing; or,
 - B. Films, motion pictures, video cassettes, video reproductions, slides or other visual representations which are distinguished or characterized by depicting or describing “Specified Sexual Activities” or “Specified Anatomical Areas.”
9. Adult Entertainment means any exhibition of any motion picture, live performance, display or dance of any type, which has as its dominant theme, or is distinguished or characterized by any one or more of the following:
- A. Specified Sexual Activities;
 - B. Specified Anatomical Areas;
 - C. Removal of articles of clothing.
10. Adult Massage Parlor means a commercial establishment with or without sleeping accommodations which provides the service of massage or body manipulation, including exercise, heat and light treatment of the body, and any form or method of physiotherapy, which also provides its patrons with the opportunity to engage in “Specified Sexual Activities”.
11. Adult Motel means a hotel, motel or other similar commercial establishment which:
- A. offers accommodations to the public for any form of consideration; provides patrons with closed circuit television transmissions, film, motion pictures, video cassettes, video reproductions, slides, or other visual reproductions characterized by depicting or describing “Specified Sexual Activities” or “Specified Anatomical Areas”; and, has a sign visible from the public right of way which advertises the availability of this type of adult entertainment; or
 - B. offers a sleeping room for rent for a period of time that is less than 10 hours; or
 - C. allows a tenant or occupant of a sleeping room to sublet the room for a period of time that is less than 10 hours.

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12. Adult-Oriented Establishment includes: Adult Arcade, Adult Bathhouse, Adult Body Painting Studio, Adult Bookstore, Adult Cabaret, Adult Massage Parlor, Adult Motel, Adult Theater, and any commercial establishment presenting Adult Entertainment, whether or not such establishment is operated or maintained for a profit.
 13. Adult Theater means an enclosed building such as theater, concert hall, auditorium or other similar commercial establishment which is used for presenting “Adult Entertainment.”
 14. Apartment: A suite of rooms or a room in a multiple dwelling which suite or room is arranged, intended, or designed to be occupied as a residence of single family, individual or group of individuals.
 15. Applicant: The applicant for any permit, variance, special exception, conditional use, site plan, plan of operation, rezoning, license or other application for governmental approval under this ordinance shall be the landowner, specifically a person or entity holding fee title to the property, as set forth below.
 - A. In the case of a corporation, an officer or by a member of the corporation who has overall responsibility for the operation of the site for which the permit is sought.
 - B. In the case of a limited liability company, a member or manager.
 - C. In the case of a partnership, a general partner.
 - D. In the case of a sole proprietorship, the proprietor.
 - E. For a unit of government, by an elected official or other duly authorized representative.
 - F. In the case of an individual, by the individual, an attorney, or one allowed to act as power of attorney.
- (Created by Enrolled Ordinance 161-12, effective 7/13/06.)
16. Arcade: Any premises containing three (3) or more amusement devices or games usually of an electronic nature, for the primary use of entertainment of the public or the patrons of the establishment.
 17. Army Corps of Engineers: Federal agency commonly referred to as ACOE.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
 18. Base Flood: A flood having a one percent chance of being equaled or exceeded in any given year, as published by FEMA as part of a Flood Insurance Study and depicted on a Flood Insurance Rate Map. Base floods are numbered A-Zones on the Flood Insurance Rate Map.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
 19. Base Flood Elevation: The elevation of a base flood. Commonly referred to as BFE.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)

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20. Base setback line: The ultimate street line as established by the building location provisions of this code and from which all required road setbacks shall be computed.
(Amended by Enrolled Ordinance 159-70, effective 12-12-04.)
21. Basement: A level of a building that is more than one-half below the finished grade on at least one side.
(Amended by Enrolled Ordinance 159-70, effective 12-12-04.)
22. Boathouse: An accessory structure located close to the ordinary high water mark and designed and used principally for the storage of boats and accessory marine equipment normally used in the daily activities of lakefront property and which has a large garage type door for primary access on the side of the building facing the water.
23. Bed and Breakfast Facility: An owner occupied residence often in a building with landmark or historically significant qualities where lodging for paying guests is offered and which offers breakfast to these guests as its only meal.
24. Boat-livery: See "marina"
25. Building: Any structure used, designed or intended for the protection, shelter or enclosure of persons, animals or property.
26. Building, accessory: A building or portion of a building subordinate to and detached from the principal building and used for a purpose customarily incident to the permitted use of the principal building.
27. Building, height of: The vertical distance measured from the lowest exposed point of a structure to the highest point of any roof.
(Amended by Enrolled Ordinance 159-70, effective 12-12-04.)
(Amended by Enrolled Ordinance 160-02, effective 05-13-05.)
28. Building, principal: The main building on a lot, intended for primary use as permitted by the regulations of the district in which it is located. Any building intended to be used for human habitation shall constitute the principal buildings, except as in section 3(r).
29. Bulkhead line: A geographic line along a reach of navigable water that has been adopted by a municipal ordinance and approved by the WDNR pursuant to s. 30.11, Wisconsin Statutes, and which allows limited filling between the bulkhead line and the original ordinary high water mark, except where such filling is prohibited by the floodway provisions of this ordinance.
(Amended by Enrolled Ordinance 163-55, effective 11-13-08.)
30. Campground: Any parcel of land which is designed, maintained, intended or used for the purpose of providing sites for nonpermanent overnight use by two (2) or more camping units, or which is advertised or represented as a camping area.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
31. Camping Unit: Any portable device used as a temporary shelter, including but not limited to a camping trailer, mobile home, bus, van, pick-up truck, tent or other recreational vehicle.

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(Created by Enrolled Ordinance 163-55, effective 11-13-08.)

32. Channel: A natural or artificial watercourse with definite bed and banks to confine and conduct normal flow of water.
(Amended by Enrolled Ordinance 163-55, effective 11-13-08.)
33. Conditional use: A use which may not conform with permitted uses of a category but which may be permitted by the terms of this ordinance provided that certain conditions specified herein or as may be determined to be necessary by the county and town are required as part of the permit issued by the county zoning agency pursuant to this ordinance.
(Created by Enrolled Ordinance 161-12, effective 7/13/06.)
34. Contractor's Yard: The exterior premises on which construction and maintenance materials (i.e. salt, sand, cement, decorative block, stone, etc.) or landscaping materials (i.e. sand, gravels, stone, timbers, wood chips, etc.) or construction or maintenance equipment (i.e. bulldozers, front-end loaders, back-hoes, trucks, trailers, etc.) are stored to be utilized for off-site construction, maintenance, or landscaping purposes. Where landscape materials are stored or sold for retail or wholesale markets and accessory to an otherwise permitted use by right, such uses shall not be considered a contractor's yard.
(Created by Enrolled Ordinance 159-70, effective 12-12-04.)
35. Clean fill disposal site: A tract of land operated by a public or private agent as a conditional use under section 4 of this ordinance which involves only materials such as sand, dirt, gravel, concrete or other forms of clean fill material.
36. Crawlspace: An enclosed area below the first usable floor of a building, generally less than five feet in height, which may be used for access to plumbing, electrical, and other utilities.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
37. Dance Hall: A facility including any room, place or space in which a public dance, public ball with live or amplified music (not including juke box) and live entertainment including shows, disc jockeys, comedy or dramatic acts, is conducted excluding any public or parochial school or church hall when used for public dances sponsored by the school or church authority or of a parent teachers association.
38. Deck: A structure characterized by a flat open horizontal surface or platform suspended above the grade of the land it covers and which may be supported by posts, beams, cantilever and/or by other methods.
39. Development: Any artificial change to improved or unimproved real estate, including, but not limited to, the construction of principal or accessory structures; the construction of additions or alterations to principal or accessory structures; the repair of any damaged structure or the improvement or renovation of any structure, regardless of percentage of damage or improvement; the placement of structures; land division layout and site preparation; mining, dredging, filling, grading, paving, excavation or drilling operations; the storage, deposition or extraction of materials or equipment; and the installation, repair or removal of public or private sewage disposal systems or water supply facilities.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
40. District: An area of land of the County of Waukesha for which the zoning regulations are the same.

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41. Dryland Access: A vehicular access route which is above the regional flood elevation and which connects land located in the floodplain to land outside the floodplain, such as a road with its surface above regional flood elevation and wide enough for wheeled rescue and relief vehicles.
(Amended by Enrolled Ordinance 163-55, effective 11-13-08.)
42. Dwelling, single: A building designed for and occupied exclusively by one (1) family.
43. Dwelling, multiple family: A building or portion thereof designed for and occupied by more than one (1) family, including row houses, duplex houses, town houses and apartments.
(Amended by Enrolled Ordinance 159-70, effective 12-12-04.)
44. Environmental Corridors: Environmental corridors (primary and secondary) are the composite of the best individual elements of the natural resource base including surface water, streams, and rivers and their associated floodlands and shorelands; woodlands, wetlands and wildlife habitat; areas of ground water discharge and recharge; organic soils, rugged terrain and high relief topography; and significant geological formations and physiographic features. A description of the process the defining and delineation of Environmental Corridors is set forth in the Southeastern Wisconsin Regional Planning Commission's Technical Record, Volume 4, No. 2 and is incorporated herein by reference.
45. Environmentally significant areas: Environmentally significant areas are lands which are zoned as C-1 Conservancy District, A-E Exclusive Agricultural Conservancy District, or E-C Environmental Corridor District or designated as primary environmental corridor, secondary environmental corridor or isolated natural area on the Waukesha County Development Plan.
(Created by Enrolled Ordinance 161-12, effective 7/13/06.)
46. Equalized Assessed Value: The value of a property (either the improvements on the property or the land or both), which is calculated by dividing the assessed value of the subject property established by the local community assessor by the assessment ratio established for the community. This value is indicated on the local tax roll or on the County tax roll and is an expression of the current market value of the subject land or improvement or both. For the purposes of this ordinance, the valuations utilized will be the valuation of the improvement/s.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
47. FEMA: See Federal Emergency Management Agency.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
48. Family: The body of persons related by blood, marriage or adoption or four (4) unrelated persons who live together in one (1) dwelling unit as a single housekeeping entity.
49. Farm, fur: A tract of land devoted in whole or in part to the raising of fur bearing animals for commercial purposes.
50. Farm, pig: A tract of land devoted principally to the raising and feeding of pigs and hogs.
51. Farm, poultry and/or egg production: A tract of land, which may or may not be a part of a

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larger farm operation, devoted principally to the raising of poultry and/or egg production.

52. Federal Emergency Management Agency: The federal agency that administers the National Flood Insurance Program. Commonly referred to as FEMA.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
53. Flood or Flooding:
A general and temporary condition of partial or complete inundation of normally dry land areas caused by one of the following conditions:
- a. The overflow or rise of inland waters,
 - b. The rapid accumulation or runoff of surface waters from any source, or
 - c. The sudden increase caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a seiche, or by some similarly unusual event.
- (Amended by Enrolled Ordinance 163-55, effective 11-13-08.)
54. Flood Frequency: The probability of a flood occurrence, which is determined from statistical analyses. The frequency of a particular flood event is usually expressed as occurring, on the average, once in a specified number of years or as a percent (%) chance of occurring in any given year.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
55. Flood Insurance Rate Map: A map of a community on which the Federal Insurance Administration has delineated both floodplains and the risk premium zones applicable to the community. Commonly referred to as FIRM. This map can only be amended by the Federal Emergency Management Agency.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
56. Flood Insurance Study: A technical engineering examination, evaluation, and determination of the local floodplain areas. It provides maps designating those areas affected by the regional flood and provides both flood insurance rate zones and base flood elevations and may provide floodway lines. The floodplain areas are designated as numbered and unnumbered A-Zones. Flood Insurance Rate Maps, that accompany the Flood Insurance Study, form the basis for both the regulatory and the insurance aspects of the National Flood Insurance Program. Commonly referred to as FIS.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
57. Flood profile: A graph or longitudinal profile line showing the relationship of the water surface elevation of a flood event to locations of land surface elevations along a stream or river.
(Amended by Enrolled Ordinance 163-55, effective 11-13-08.)
58. Flood protection elevation: The elevation corresponding to two (2) feet of freeboard above the floodplain as defined herein.
59. Flood stage: The elevation of the floodwater surface above an officially established datum plane. In Waukesha County, the datum plane used shall be mean sea level, 1929 adjustment.

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60. Flood storage or flood storage capacity: Those floodplain areas where storage of floodwaters has been taken into account during analysis in reducing the regional flood discharge.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
61. Floodfringe: That portion of the floodplain, outside of the floodway, which is covered by flood waters during the regional flood and associated with standing water rather than flowing water.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
62. Floodlands: See floodplain.
(Amended by Enrolled Ordinance 163-55, effective 11-13-08.)
63. Floodplain: Land which has been or may be covered by flood water during the regional flood. It includes the floodway and the floodfringe, and may include other designated floodplain areas for regulatory purposes. Also known as floodlands.
(Amended by Enrolled Ordinance 163-55, effective 11-13-08.)
64. Floodplain Certificate of Compliance: A certification that the construction and the use of the land or a structure, the elevation of fill, and the lowest floor of a structure are in compliance with all of the floodplain provisions of this ordinance.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
65. Floodplain encroachment: Any fill, structure, equipment, use or development in the floodplain.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
66. Floodplain island: A natural geologic land formation within the floodplain that is surrounded, but not covered, by floodwater during the regional flood.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
67. Floodplain Management: Policy and procedures to insure wise use of floodplains, including mapping and engineering, mitigation, education, and administration and enforcement of floodplain regulations.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
68. Floodproofing: Any combination of structural provisions, changes or adjustments to properties and structures, water and sanitary facilities, structures and contents of buildings subject to flooding, for the purpose of reducing or eliminating flood damage. Such facilities shall be designed to withstand the flood velocities, forces and other factors associated with the regional flood, and which will assure protection of the property to the flood protection elevation.
(Amended by Enrolled Ordinance 163-55, effective 11-13-08.)
69. Floodway: The channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood discharge.
(Amended by Enrolled Ordinance 163-55, effective 11-13-08.)
70. Floor area ratio: The term "floor area ratio" or F.A.R. shall be used to indicate the total floor area of buildings allowed on a given lot, expressed as a percentage ratio to the total area of the lot; i.e., an F.A.R. of one hundred (100) percent allows a floor area equal to the total area

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of the lot, an F.A.R. of fifty (50) percent allows a floor area of one-half the total area of the lot, etc. A floor area ratio of fifty (50) percent could be applied to a one-story building occupying fifty (50) percent of the lot or a two-story building occupying twenty-five (25) percent of the lot.

(Amended by Enrolled Ordinance 159-70, effective 12-12-04.)

71. Freeboard: A factor of safety expressed in terms of a certain amount of feet above a calculated flood level. Freeboard compensates for the many unknown factors that contribute to flood heights greater than the height calculated, and include, but not are limited to, ice jams, debris accumulation, wave action, obstructed bridge openings and floodways, the effects of urbanization on the hydrology of the watershed, loss of flood storage areas due to development and aggregation of the river or stream bed.
(Amended by Enrolled Ordinance 163-55, effective 11-13-08.)
72. Frontage: The smallest dimension of a lot abutting a public street measured along the street line.
73. Fur-bearing animals: Animals which are specifically raised for their pelts, including, but not limited to badger, beaver, bobcat, coyote, fisher, fox, lynx, marten, mink, muskrat, opossum, otter, raccoon, skunk, weasel and wolf.
(Created by Enrolled Ordinance 159-70, effective 12-12-04.)
74. Garage: Any structure where private vehicles are kept for storage purposes only and wherein such use is accessory to the residential use of the property on which it is stored.
75. Grade, established: The elevation of the finished street at the centerline or curb as fixed by the engineer or by such authority as shall be designated by law to determine such an elevation.
76. Grading, minor; including filling and land altering activities: Those land altering activities or projects that do not exceed land disturbance greater than three thousand (3,000) square feet in area and/or fifteen (15) cubic yards in aggregate.
(Amended by Enrolled Ordinance 159-70, effective 12-12-04.)
77. Green Space: A natural or man-made land area not occupied by any structure or impervious surface.
(Created by Enrolled Ordinance 159-70, effective 12-12-04.)
78. Guesthouse: A structure used principally for the occasional occupancy of guests of the owners, and shall not be leased or rented for human occupancy.
79. Habitable Structure: Any structure or portion thereof used or designed for human habitation.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
80. High Flood Damage Potential: Damage that could result from flooding that includes any danger to life or health or any significant economic loss to a structure and its contents.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
81. Highway: A right-of-way, designated on the "Established Street and Highway Width Ordinance" of Waukesha County or other comprehensive system, for the principal purpose of providing vehicular thoroughfare and not necessarily affording direct access to abutting

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property. (Cross reference-Highway widths, § 24-26 et seq.)

82. Historic structure: Any structure that is either:
- a. Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register, or
 - b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district, or
 - c. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior, or
 - d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program, as determined by the Secretary of the Interior; or by the Secretary of the Interior in states without approved programs.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
83. Home occupation: Any occupation for monetary gain or financial support conducted entirely within the principal residence.
(Amended by Enrolled Ordinance 159-70, effective 12-12-04.)
84. Horticulture: The culture of growing and cultivating fruits, flowers and related plant material.
85. Hotel: See Motel.
(Created by Enrolled Ordinance 159-70, effective 12-12-04.)
86. Housekeeping Entity: A housing or lodging unit where all of the amenities of bathing and sanitary facilities, eating, cooking, living, sleeping and storage are provided the person or body of persons occupying and living together as a single entity within the unit. A single family residence or a dwelling unit in a multiple family structure are deemed to be a single housekeeping entity.
87. Human Habitation: The use of a building or structure for overnight living or longer periods of time, and including the aggregate of normal occupancy activities such as lounging, cooking, eating, sleeping, bathing, sanitation, etc.
88. Impervious Surface: Land area and surfaces where precipitation is unable to infiltrate into the soil. Such surfaces include, but are not limited to roadways and pathways that are paved with concrete or asphalt, roofs, patios and similar surfaces.
(Created by Enrolled Ordinance 159-70, effective 12-12-04.)
89. Increase in Regional Flood Height or Elevation: A calculated upward rise in the regional flood elevation, based on a comparison of existing conditions and proposed conditions, which is directly attributable to development in the floodplain, but not attributable to manipulation of mathematical variables such as roughness factors, expansion and contraction

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coefficients and discharge.

(Amended by Enrolled Ordinance 163-55, effective 11-13-08.)

90. In-Law Unit: A room or suite of rooms used or occupied as a separate housekeeping entity and located in a single family dwelling occupied by persons related by blood or marriage to the family or persons occupying the single-family dwelling.
91. Junk: Junk means garbage, waste, refuse, trash, any motor vehicle upon which no current license plate is displayed, any inoperable or abandoned motor vehicle, any used tire or used motor vehicle part, and any scrap material such as metal, lumber, furniture, paper, cans or bottles. Any trailer which is required to be licensed by the State of Wisconsin, but which is unlicensed, or any trailer which is abandoned or inoperable is considered junk under this ordinance.
(Created by Enrolled Ordinance 161-12, effective 7/13/06.)
92. Kennel, commercial: An establishment, structure or premises where dogs are raised and sold, bred, boarded, trained or groomed for commercial purposes. The raising and selling of three (3) or more litters of dogs from any number of adult dogs per year shall constitute a commercial kennel.
93. Kennel, hobby: A non-commercial establishment, structure, premises or pursuit accessory to the principal use of the property where three (3) or more dogs of six (6) or more months of age are kept for such private purposes as pets, field trials, shows or hobby. The occasional raising of not more than two (2) litters of dogs per year on a premises and the sale or disposal of said dogs within six (6) months of their birth shall also be considered a hobby kennel.
94. Lake, navigable: Under Wisconsin law includes all natural inland bodies of water of any size which are capable of floating any boat, skiff or canoe of the shallowest draft used for recreational purposes.
95. Land altering activity: Any man-made change of the land surface, including removing vegetative cover which changes the land surface, cutting of trees which changes the land surface, excavating, soil removal, filling, grading, dredging and channel improvements in excess of those limits set forth in section 3(d) 5., but not including agricultural land uses such as planting, growing, cultivating and harvesting of crops, growing and tending of gardens and harvesting of trees, and tree nurseries.
(Amended by Enrolled Ordinance 159-70, effective 12-12-04.)
96. Livestock: Animals which are typically kept for breeding, production of agricultural products, sale or pleasure, including, but not limited to cattle, bovine, emus, llamas, alpaca, pigs, swine, hogs, sows, horses, sheep, goats and bison.
(Created by Enrolled Ordinance 159-70, effective 12-12-04.)
97. Lot: A parcel of contiguous land with described boundaries and abutting or having access via an approved easement to a public street or other approved way, and exclusive of any land lying in public rights-of-way, mil tax roads, public streams or other public water body. Where such streams or public rights-of-way divide a single described parcel into two (2) or more parts, such severed portions shall be considered separate individual lots if such separate parcels individually meet the use regulations, building location and area regulations

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of the zoning district in which they are located. Where such separate parcels do not meet those requirements and have been described as a single parcel of record, together such severed portions shall be considered to be a single lot for regulatory purposes under the provisions of this ordinance, and such severed areas shall constitute a single lot for computation of area regulations and other locational provisions of this ordinance.

98. Lot area: The area of a lot as defined herein bounded by lot lines exclusive of land provided for public rights-of-way, mil tax roads, public streams or other public bodies of water.
99. Lot depth: The mean horizontal distance measured between the street line and the opposing rear lines of the lot.
100. Lot, legal nonconforming: Any lawfully created lot or parcel which existed at the time of passage of this Ordinance or any amendment thereto, which does not meet the current dimensional requirements of the district in which it is located.
(Amended by Enrolled Ordinance 159-70, effective 12-12-04.)
101. Lot lines: The lines bounding a lot as defined herein.
102. Lot line, shore: The abutting ordinary high water mark of navigable waters.
103. Lot line, side: A lot line extending from a street line towards the interior of the block and separating adjoining lots.
104. Lot of Record: A platted lot or lot described in a Certified Survey Map, which has been approved by the Town and has been recorded in the office of the Waukesha County Register of Deeds, or a metes and bounds description of a lot which has been recorded in the Waukesha County Register of Deeds Office prior to the adoption of this original Ordinance (June 23, 1970).
(Created by Enrolled Ordinance 159-70, effective 12-12-04.)
105. Lot width, minimum average: The average between the minimum and maximum distance as measured on a lot between the side lot lines, and perpendicular to the centerline of the lot. A lot shall be at least as wide as the specified minimum average width for a distance of at least one-half the length of the lot.
106. Marina: A tract of land contiguous to a body of water and including any piers, wharves or docks extending into the water and below the ordinary high water mark and/or any structure upon that tract of land where the commercial mooring at docks or buoys (dry or wet), maintenance, repair, refueling or selling of boats and/or accessories for boats take place. For purposes of this ordinance, the word commercial describing marina activities occurring at piers, docks or wharves such as mooring, dockage or repair, is the act of receiving remuneration, either in monetary payments or other services or privileges, and where the use of the property or water is purchased by persons other the riparian owner or not more than the unrelated four (4) persons, defined herein by the word "family," who dwell on the parcel.
107. Minor structures: Any small, moveable accessory erection or construction such as birdhouses; tool houses; pet houses; play equipment; arbors; and wall and fences under four (4) feet in height.

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108. Mobile Home: A structure or vehicle which is used, titled and registered as living quarters, and contains sleeping accommodations, a flush toilet, a tub or shower bath, kitchen facilities, and plumbing and electrical connections for attachment to outside systems; and is designed for transportation after fabrication on streets or highways on wheels and arrives at the site where it is to be occupied complete and ready for occupancy except for minor and incidental unpacking and assembly operations, locations on jacks or other temporary or permanent foundations, connections to utilities, and the like. A mobile home is not considered a recreational vehicle as defined herein.
109. Mobile Home Park: Any plot or plots of ground upon which two (2) or more units occupied for dwelling or sleeping purposes are located, regardless of whether or not a charge is made for such accommodations. Wisconsin Statutes section 66.0435.
(Amended by Enrolled Ordinance 159-70, effective 12-12-04.)
110. Modular Home (also called manufactured or pre-fabricated/pre-cut home): A principal structure which is partially pre-assembled at a manufacturing plant and placed together or erected on a lot or parcel as a dwelling unit or units (also called "pre-fabricated" or "pre-cut" homes or "double-wide" units) meeting the requirements of all applicable state and local building codes.
(Amended by Enrolled Ordinance 163-55, effective 11-13-08.)
111. Motel (also Hotel): A building or series of buildings, with or without the availability of meals being served in a restaurant associated with the facility, in which short term lodging (not a housekeeping entity) and normally not exceeding two (2) weeks in duration, is offered for the traveling public for compensation and which may have more than five (5) individual sleeping rooms, or grouping of rooms (or a suite) or units and toilet and bathing facilities for the purpose of overnight sleeping and which is distinguished from a hotel primarily by reason of providing direct independent access to each room and adjoining parking for each room or unit. Such facilities shall provide longer term housing (normally more than two (2) weeks) to persons or groups of persons as a residence as such uses are considered apartments with each unit serving as a single housekeeping entity.
112. Motor vehicle: Motor vehicle means any automobile, truck, trailer, tractor, bus, vehicle or other conveyance that is self-propelled by an internal combustion engine or motor, and for the purposes of this zoning ordinance shall include but not be limited to boats, recreational vehicles, all-terrain vehicles, motorized farm equipment and mobile machinery, motorcycles and snow mobiles.
(Created by Enrolled Ordinance 161-12, effective 7/13/06.)
113. Municipality: A County, City, Village, or Town.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
114. NAVD: See North American Vertical Datum.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
115. NGVD: See National Geodetic Vertical Datum.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
116. National Geodetic Vertical Datum: Elevations referenced to mean sea level datum, 1929 adjustment. Commonly referred to as NGVD.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)

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117. Navigable waters: Navigable waters: Those intermittent and perennial rivers, streams, ponds, lakes and flowages shown on the U.S.G.S. Topographic Quadrangle 7.5 minutes series maps of Waukesha County (and as periodically updated) and those stream reaches shown on the large scale topographic mapping control survey project for Waukesha County conducted under section 87.31 Wisconsin Statutes. Any water is considered navigable in fact if it meets the test outlined in state laws. Determinations of navigability are ultimately field determinations and map delineations are merely the best representation of navigable conditions at any particular time.
(Amended by Enrolled Ordinance 159-70, effective 12-12-04.)
118. Navigational structures: Those man-made objects constructed adjacent to or within floodlands and/or shorelands for the purpose of aiding navigation.
119. New Floodplain Construction: Structures for which the start of construction commenced on or after the effective date of floodplain zoning regulations adopted by Waukesha County and includes any subsequent improvements to such structures. For the purpose of determining flood insurance rates, it includes any structures for which the “start of floodplain construction” commenced on or after the effective date of an initial Flood Insurance Rate Map or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
120. Nonconforming structure, legal: A building, structure, or portion thereof, lawfully existing at the time of passage of this ordinance, but which does not conform in one or more respects to the regulations of this ordinance.
(Amended by Enrolled Ordinance 163-55, effective 11-13-08.)
121. Nonconforming use, legal: The use of a building or land lawfully carried on-at the time of the passage of this ordinance or amendments thereto, but which does not conform to the use regulations established by this ordinance.
(Amended by Enrolled Ordinance 163-55, effective 11-13-08.)
122. Nonflood disaster: Has the meaning of Chapter 87, Wisconsin Statutes regarding flood control, specifically a fire or an ice storm, tornado, windstorm, mudslide or other destructive act of nature, but excludes a flood.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
123. North American Vertical Datum: Elevations referenced to mean sea level datum, 1988 adjustment. Commonly referred to as NAVD.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
124. Obstruction to flow: Any development which blocks the conveyance of floodwaters such that this development alone or together with any future development will cause an increase in regional flood elevation.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
125. Offset: The horizontal distance measured from the side or rear lot line, not along a street, to any roofed or enclosed portion of a building, and not including roof overhang, as defined herein, of twenty-four (24") inches or less.

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126. Open Space: Land area used for recreation, agriculture, resource protection, amenities for recreational purposes or buffers.
(Created by Enrolled Ordinance 159-70, effective 12-12-04.)
127. Open Space, Common: Lands which are open space and owned in common by individuals within a development or land trusts or other private conservation organizations, if access is available to the public, and as may be agreed to in the approval of the development by the plan commission of the local community and either the zoning administrator or the zoning agency.
(Created by Enrolled Ordinance 159-70, effective 12-12-04.)
128. Open Space, Public: Lands which are open space, dedicated and owned by a public entity, such as a town, city, village, county or other public entity, and used for a public purpose.
(Created by Enrolled Ordinance 159-70, effective 12-12-04.)
129. Ordinary High Water Mark (high water elevation): The point on the bank or shore up to which the presence and action of surface water is so continuous as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristic. Where the bank or shore at any particular place is of such character that it is difficult or impossible to ascertain where the point of ordinary high-water mark is, recourse may be had to the opposite bank of a stream or to other places on the shore of a lake or flowage to determine whether a given stage of water is above or below the ordinary high-water mark.
(Amended by Enrolled Ordinance 163-55, effective 11-13-08.)
130. Outdoor/Indoor Recreational Facilities: Land and structures, along with accessory equipment, designed and utilized for leisure time activities of a predominantly "outdoor or indoor" nature and of having a more specific purpose such as tennis courts, swimming pools, basketball or racquetball courts, ice arenas, etc., other than passive park-like open areas, and further classified as follows:
- Public: Facilities owned and operated by a governmental agency for limited or general public use.
- Private Commercial: Facilities owned and operated by an individual, group, or corporation for profit as a business whether or not opened to general public use.
- Private Non-Commercial Group: Facilities owned and operated by a group for the exclusive use of the members of such group and their guests and not for profit as a business.
131. Overhang: That portion of a roof over a structure and designated as an integral part of the structure, which extends from the outer wall of the structure to the eave. Rain gutters are not included or considered part of the overhang.
132. Patio: A structure characterized by a flat, open, horizontal surface or platform usually constructed of concrete, brick, wood, or other natural or man-made materials which is located on the surface of the ground or at the average grade of the ground surface.
(Amended by Enrolled Ordinance 159-70, effective 12-12-04.)

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133. Person: An individual, or group of individuals, corporation, partnership, association, municipality or state agency.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
134. Pierhead line: A boundary line established along any section of the shore of any navigable waters by a municipal ordinance approved by the WDNR, pursuant to section 30.13 of the Wisconsin Statutes. Piers and wharves are only permitted to the landward side of such pierhead lines unless a permit has been obtained pursuant to section 30.12(2) of the Wisconsin Statutes.
(Amended by Enrolled Ordinance 163-55, effective 11-13-08.)
135. Planned Unit Development (PUD): is a development strategy, process or procedure whereby a relatively large parcel of land is developed for a specific use in such a way as to provide specific benefits to the community as well as the developer and future citizens who will reside with the development, and when the normal application of standards and requirements are waived or made more flexible, and which shall contain substantial amounts of common open space for aesthetic, natural preservation or recreational purposes.
136. Planned Unit Development, Mixed: A Planned Unit Development which is a mixture of retail, service uses, industrial uses or residential uses. Buildings associated with open space and recreational uses, either public or private, shall be considered part of the open space use.
(Created by Enrolled Ordinance 159-70, effective 12-12-04.)
137. Planting screen: An area landscaped with natural growing plant material sufficiently dense and of adequate height at the time of planting so as to effectively screen off from vision the object it is intended to hide from view.
138. Porch/stoop: A functional element of the ingress/egress of a principal structure allowing for easy and convenient passage between the exterior and interior of said structure. For the purposes of regulation in this ordinance a stoop is considered to be twenty (20) square feet or less whereas a porch exceeds twenty (20) square feet in area.
139. Poultry: Poultry means domesticated birds kept for eggs or meat or as pets.
(Created by Enrolled Ordinance 161-12, effective 7/13/06.)
140. Practical difficulty: That circumstance where special conditions affect a particular property and make strict compliance with the dimensional standards of the ordinance regarding area, setbacks, offsets, width, height or floor area ratio unreasonable and prevent a property from being utilized for a permitted purpose in conformance with the use regulations of the zoning district in which the property is located or would render conformity with such restrictions unnecessarily burdensome.
141. Private club: A building or grounds used for regular or periodic meetings or gatherings of a group of Persons organized for a nonprofit purpose, but not groups organized to render a service customarily carried on as a business.
142. Private sewage system: A sewage treatment and disposal system serving one structure with a septic tank and soil absorption field located on the same parcel as the structure. It also means an alternative sewage system approved by the Department of Commerce, including a

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substitute for the septic tank or soil absorption field, a holding tank, a system serving more than one structure or a system located on a different parcel than a structure.

(Created by Enrolled Ordinance 163-55, effective 11-13-08.)

143. Professional office: The office of a doctor, practitioner, dentist, minister, architect, landscape architect, professional engineer, lawyer, author, musician or other similar recognized profession.
144. Public and semi-public buildings: Structures principally of an institutional nature and serving a public need such as: hospitals, rest homes, schools, including private academic schools and nursery schools, libraries, museums, post offices, police and fire stations, public and private utilities and other public services; but not including the operation of a public bar, restaurant or recreational facility as a commercial enterprise.
145. Public Utilities: Those utilities using underground or overhead transmission lines such as electric, telephone and telegraph, and distribution and collection systems such as water, sanitary sewer and storm sewer.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
146. Pyramiding: The act of obtaining or providing access to public bodies of water across private lots or lands in a manner which increases the number of families which have access to that water to a degree greater than what would occur with individual riparian owners having individual lots fronting on the water. The effect of pyramiding is to funnel backlot development from offshore lots or residences via a narrow parcel of land to provide access to the water. Publicly owned access points shall not fall within this definition.
147. Quarrying: The removal of rock, slate, gravel, sand, topsoil, or other natural material from the quarrying site by excavating, stripping, leveling or any other such process.
148. Reach: A longitudinal segment of a stream generally including those floodlands wherein flood stages are primarily and commonly controlled by the same man-made or natural obstructions to flow.
149. Recreational Vehicle: Motorized vehicles that include a cabin for living accommodations, are commonly used for recreational travel and touring and do not exceed 400 square feet when measured at the largest horizontal projection. Vehicles included in this category come in several forms: travel trailers, tent trailers and camping trailers, all of which must be towed by another vehicle; and truck campers, motor homes and camper vehicle, all of which have a motor within the body of the vehicle and are self-propelled.
(Amended by Enrolled Ordinance 163-55, effective 11-13-08.)
150. Regional Flood: A flood determined to be representative of large floods known to have occurred in Wisconsin. A regional flood is a flood with a one percent chance of being equaled or exceeded in any given year, and if depicted on the Flood Insurance Rate Map, the regional flood elevation is equivalent to the base flood elevation. A regional flood may also be determined by other studies approved by the WDNR.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
151. Regional Flood Elevation: The elevation of the regional flood. Commonly referred to as RFE.

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(Created by Enrolled Ordinance 163-55, effective 11-13-08.)

152. Refuse disposal site: A tract of land operated by a public or private agent, subject to restrictions of use and under supervision and where more than one (1) family may take all types of refuse, including organic and inorganic wastes (but excluding human excreta, sewage, and/or other liquid wastes) for compacting and burial by sanitary land fill methods. Hard or clean fill operations involving materials such as sand, dirt, gravel, concrete or other forms of clean fill material shall not constitute refuse disposal sites for the purposes of this ordinance.
153. Restaurant: "Restaurant" means and includes any building, room or place wherein meals or lunches are prepared, served or sold to transients or the general public, and all places used in connection therewith. Meals or lunches shall not include soft drinks, ice cream, milk, milk drinks, ices and confections. The serving in taverns of free lunches consisting of popcorn, cheese, crackers, pretzels, cold sausage, cured fish or bread and butter shall not constitute such taverns to be restaurants. The term restaurant does not apply to churches, religious, fraternal, youth or patriotic organizations, service clubs and civic organizations which occasionally prepare or serve or sell meals or lunches to transients or the general public, nor shall it include any private individual selling foods from a movable or temporary stand at public farm sales. Section 254.61(5) Wisconsin Statutes.
(Amended by Enrolled Ordinance 159-70, effective 12-12-04.)
154. Retaining Wall: A structure more than 18 inches in height from grade or a combination or series of multiple structures more than 24 inches in height from grade, constructed of man-made or natural materials for the purpose of retaining land or stone and resisting the lateral pressure of the land or stone.
(Amended by Enrolled Ordinance 159-70, effective 12-12-04.)
155. Road: A public or private right-of-way usually affording primary access to abutting property.
156. Roadside stand: A farm building used or intended to be used solely by the owner or tenant of the farm on which such building is located for the sale of farm products raised on said farm.
157. SEWRPC: See Southeastern Wisconsin Regional Planning Commission.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
158. Sand or gravel pits: See quarrying.
159. Setback, road: The horizontal distance between the base setback line and the closest point of a principal or accessory structure, excluding a roof overhang measuring twenty-four inches (24") or less.
(Created by Enrolled Ordinance 159-70, effective 12-12-04.)
160. Setback, shore: The horizontal distance between the closest point of a structure or building and the ordinary high water mark of navigable waters, the floodplain, or the conservancy district, whichever distance is greater.
(Amended by Enrolled Ordinance 159-70, effective 12-12-04.)
(Amended by Enrolled Ordinance 163-55, effective 11-13-08.)

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161. Shorelands: Those lands lying under, abutting and close to navigable water and within the following area: One thousand (1,000) feet from the ordinary high water mark of navigable lakes, ponds or flowages; three hundred (300) feet of the ordinary high water mark of navigable rivers or streams, or to the landward side of the floodplain (as defined herein), whichever is greater.
(Amended by Enrolled Ordinance 163-55, effective 11-13-08.)
162. Shoreland/wetlands: Those wetland areas that lie within the shoreland and floodland jurisdiction of this ordinance and that have been designated as such on the Final Wisconsin Wetlands Inventory Maps for Waukesha County prepared by the WDNR. Wetlands are generally typified by site conditions where water is at, near or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which have soils indicative of wet conditions.
(Amended by Enrolled Ordinance 163-55, effective 11-13-08.)
163. Shorelines: The intersection of the land surfaces abutting lakes, ponds, streams, flowages, and wetlands with the average annual high water elevation.
164. Sign: Any structure or device displaying advertising in the form of lettering, pictures, symbols or other media.
165. Southeastern Wisconsin Regional Planning Commission: The official area-wide planning agency for the southeastern region of Wisconsin. Commonly referred to as SEWRPC.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
166. Special Exception: Special Exception means a request for a minor adjustment to the requirements of the Zoning Ordinance only where specifically authorized by this Ordinance, owing to special conditions of the property. The special exception must be necessary and desirable and must not adversely affect adjacent property owners. A special exception differs from a variance in that a special exception does not necessarily require the demonstration of an unnecessary hardship or practical difficulty. In the granting of a special exception, the approving body must still consider whether the proposed special exception would be hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood by reason of physical, social or economic effects and may impose such restrictions or conditions they deem necessary for the protection of adjacent properties and the public interest and welfare.
(Amended by Enrolled Ordinance 161-12, effective 7/13/06.)
167. Specified Anatomical Areas means:
- A. Less than completely and opaquely covered human genitals, pubic region, buttock or female breasts below a point immediately above the top of the areola; or
 - B. Human male genitals in a discernibly turgid state, even if opaquely covered.
168. Specified Sexual Activities means and includes any of the following, simulated or actual:
- A. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts;

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- B. Acts of masturbation, sexual intercourse, sodomy, bestiality, necrophilia, sado-masochistic abuse, fellatio, cunnilingus, anilingus.
 - C. Showing of human genitals in a state of sexual stimulation or arousal.
 - D. Excretory functions during a live performance, display or dance of any type.
169. Stable, boarding: A tract of land or structure where horses or other livestock are kept for hire, boarding, sale or used for commercial recreational purposes.
(Created by Enrolled Ordinance 159-70, effective 12-12-04.)
170. Stable, private: A tract of land or structure where horses or other livestock are kept for personal use by the property owner or occupant of the principal residential structure on the property.
(Created by Enrolled Ordinance 159-70, effective 12-12-04.)
171. Start of Construction: This definition only applies to those structures located in the floodplain. The date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond initial excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling, nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For an alteration, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
172. Story: That portion of a building included between the surface of a floor and the surface of the floor next above it; or, if there be no floor above it, then the space between the floor and the ceiling next above it. A basement having one-half or more of its height above grade shall be deemed a story for purposes of height regulation.
173. Streambank and Shoreline Stabilization Structures (SSSS) (formerly known as seawalls): Mechanical erosion and sediment control structures or devices which afford protection measures to stream banks and lake shorelines from the adverse effect of wind, waves, and water and which abate the depletion of the soil and land area adjacent to the water (i.e., rock riprap).
174. Street: Same as "Road."
175. Street, Arterial: Arterial Street means a road providing for efficient, safe and direct connection to or separation of developed areas for circulation to destinations outside the developed area and deemed as such on the "Established Street and Highway Width Map for Waukesha County" or other official map adopted by the municipality.
(Created by Enrolled Ordinance 161-12, effective 7/13/06.)

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176. Street, Collector: Collector Street means a road providing for circulation to serve local traffic moving between minor streets and arterial streets as designated on the “Established Street and Highway Width Map for Waukesha County” or other official map adopted by the municipality.
(Created by Enrolled Ordinance 161-12, effective 7/13/06.)
177. Street, Frontage: A street contiguous and parallel to a traffic artery and affording direct vehicular access to abutting property.
178. Street, Minor: Minor Street means any other road not deemed as a collector or arterial street on the “Established Street and Highway Width Map for Waukesha County” or other official map adopted by the municipality.
(Created by Enrolled Ordinance 161-12, effective 7/13/06.)
179. Street line: A dividing line between a lot, tract or parcel of land and a contiguous street.
180. Structure: Any man-made object with form, shape and utility, that is constructed or otherwise erected, attached to or permanently or temporarily placed, either upon the ground or upon another structure. For the purposes of this ordinance, the term “structure” includes swimming pools, hot tubs, patios, decks, gazebos, retaining walls, monuments, entrance gates, radio towers, television towers and gas or liquid storage tanks that are principally above ground, but does not include landscaping or earthwork including graded areas, filled areas, ditches, berms, or earthen terraces. The term “structure” does not include flag poles, mailboxes, fences, basketball hoops, satellite dishes 18 inches or less in diameter, or small objects that are easily moved by hand, such as lawn chairs, portable grills, portable picnic tables, temporary fences, bird feeders, birdhouses and birdbaths.
(Amended by Enrolled Ordinance 159-70, effective 12-12-04.)
(Amended by Enrolled Ordinance 163-55, effective 11-13-08.)
181. Structural alterations: Any change in the supporting members of a building or any substantial change in the roof structure or in the exterior walls.
182. Subdivision: Has the meaning given in Section 236, Wisconsin Statutes.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
183. Substantial damage: Damage of any origin sustained by a structure, whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50 percent of the equalized assessed value of the structure before the damage occurred.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
184. Sustained yield forestry: The management of forested lands to provide annual or periodic crops of forest products.
185. Swimming Pool: A structure, above or at ground level, designed to hold water more than thirty (30) inches deep for the purpose of swimming.
186. Trailer: See "Mobile Home."
187. Trailer camp or mobile home park: Wisconsin Statute section 66.058(1) "Mobile home park means any plot or plots of ground upon which two (2) or more units occupied for dwelling or

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sleeping purposes are located, regardless of whether or not a charge is made for such accommodations."

188. Tourist home: A building in which lodging, with or without meals, is offered to transient guests for compensation, and having no more than five (5) sleeping rooms for this purpose with no cooking facilities in any such individual room or apartment.
189. Traffic artery: Same as "highway."
190. Unnecessary hardship: Where special conditions affecting a particular property, which were not self-created, have made strict conformity with restrictions governing areas, setbacks, frontage, height or density unnecessarily burdensome or unreasonable in light of the purposes of this ordinance.
(Amended by Enrolled Ordinance 163-55, effective 11-13-08.)
191. Use, accessory: A use subordinate to and customarily incident to the permitted principal use of the property or buildings and located upon the same lot as the principal use.
192. Use, principal: The main or primary use of property or buildings as specified and permitted by the regulations of the district in which it is located.
193. Variance: Variance means an authorization granted by the Board of Adjustment to construct or alter a building, land use or structure in a manner that deviates from this Ordinance.
(Amended by Enrolled Ordinance 161-12, effective 7/13/06)
194. Vision setback: An unoccupied triangular space, at the street corner lot, as established by section 3(h).
(Ord. of 11-5-84, §§ I, II: Ord. No. 141-44, §§ III-XVIII, 7-22-86)
195. WDNR: See Wisconsin Department of Natural Resources.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
196. Water Surface Profile: A graphical representation showing the elevation of the water surface of a watercourse for each position along a reach of river or stream at a certain flood flow. A water surface profile of the regional flood is used in regulating floodplain areas.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
197. Watershed: The entire region contributing runoff or surface water to a watercourse or body of water.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
198. Well: Excavation opening in the ground made by digging, boring, drilling, driving or other methods, to obtain groundwater regardless of its intended use.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
199. Wisconsin Department of Natural Resources: The State agency commonly referred to as WDNR.
(Created by Enrolled Ordinance 163-55, effective 11-13-08.)
200. Youth-facility: means any facility where minors gather for education or recreational activities including but not limited to playgrounds, swimming pools, libraries, licensed child-

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care facilities or youth clubs.

(Section 2(a), formerly section 2.01, was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

SECTION 3 GENERAL PROVISIONS

(a) Jurisdiction and Mapping

The jurisdiction of this ordinance shall apply to all structures, land, and water including those lands within the unincorporated floodland and shoreland areas, as defined herein, and located within the boundaries of Waukesha County, Wisconsin.

Originally, the Waukesha County Board of Supervisors on June 23, 1970 adopted one (1) inch equals one thousand (1,000) feet individual township shoreland and floodland zoning maps as part of this ordinance.

These areas of jurisdiction were redrawn and indicated on four (4) square mile aerial photographs at a scale of one (1) inch equals four hundred (400) feet and were made a part of this ordinance. As a result of ongoing large scale topographic mapping and survey projects conducted under section 87.31 Wisconsin Statutes and pursuant to county needs, additional topography maps at a scale of one (1) inch equals two hundred (200) feet with contour intervals of two (2) feet were also made a part of this ordinance where said maps contained greater detail and information relative to information pertinent to said shoreland and floodland areas. Together with the one (1) inch equals four hundred (400) feet aerial photographs referenced above, these maps amended and replaced the original one (1) inch equals one thousand (1,000) feet township zoning maps previously adopted and referred to above for the specific land areas covered within the area for which the shoreland and floodland jurisdiction has been shown thereon.

Currently, the County is converting the previously referenced maps to digital format using the Geographic Information System (GIS) to allow for greater access to the mapping information. Paper copies are on record in the Waukesha County Department of Parks and Land Use-Planning and Zoning Division office. The maps are converted by town area and the shoreland and floodland areas are mapped using up-to-date floodplain, navigability, elevation, wetland, and parcel information, as well as historical information contained on the aforementioned one (1) inch equals four hundred (400) feet aerial photographs. The scale of the map differs by town, but in general are one (1) inch equals one thousand (1000) feet. These new maps supersede the aforementioned aerial and contour maps as they are completed and approved by the Plan Commission and the County Board.

The boundaries of the floodplains and wetlands shall be those areas designated as such on the above-referenced maps and as described in Section 6(b) of this Ordinance. For floodplain management purposes, the regulated floodplain boundary shall be that as set forth in the FEMA Flood Insurance Rate Maps or as depicted as the C-1, EFD, and A-E districts of the official zoning map, whichever boundary designates a greater floodplain area. Where a stream is subsequently identified or determined to be navigable, and was not previously subject to Shoreland and Floodland Ordinance jurisdiction, said navigable stream and the lands bordering it, which meet the Conservancy zoning district standards for mapping, shall immediately be subject to the jurisdiction of this Ordinance, including those requirements such as conservancy setback requirements and other water quality related issues. Subsequently, upon processing and approval of an amendment to include the entire area along said stream or water course within the shoreland jurisdiction and the holding of requisite

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hearings pursuant to the provisions of this Ordinance, all shoreland areas and provisions attendant thereto shall fall under the jurisdiction of this Ordinance.

(b) **Compliance**

1. No structure or part thereof shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered and no land or water areas shall be hereafter used or altered within the floodland and shoreland areas of Waukesha County without either a zoning or conditional use permit where changes are being proposed and without full compliance with the provisions of this ordinance and other local, county, state, and federal regulations.
2. Proposed development sites shall be reasonably safe from flooding, meaning that any subsurface waters related to the base flood will not damage existing or proposed structures and base flood waters will not inundate the land or damage structures that are removed from the floodplain in compliance with the standards of Section 8-Existing Floodplain Overlay District. If a proposed development site is in a flood-prone area, all new floodplain construction (as defined by this Ordinance) and substantial improvements shall be designed or modified and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads; be constructed with materials resistant to flood damage; be constructed by methods and practices that minimize flood damages; and be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding. Subdivisions shall be reviewed for compliance with the above standards. All subdivision proposals, including mobile home parks, shall include regional flood elevation and floodway data.
3. No local permit for construction or development shall be issued within unincorporated shoreland and floodland areas of Waukesha County until the county zoning permit has been issued.
4. Statutory Exemption for Farm Drainage Ditches: Under sections 87.30(1m) and 281.31(2m) of the Wisconsin Statutes, this ordinance does not apply to non-structural uses of lands (i.e., pasture, cultivation) adjacent to farm drainage districts if all of the following situations exist:
 - A. Such lands are not within the floodplain of a natural stream or river.
 - B. Those parts of the drainage ditches adjacent to these lands were non-navigable streams before ditching.
 - C. Such lands are maintained exclusively in non-structural uses.

Should a question arise as to the applicability of this section, an interpretation shall be sought as provided for under section 42(b) of this Ordinance or by the WDNR. The submission of plans and supporting documentation shall be required to enable the staff or the WDNR to make a finding to support the claim of exemption. Where farm drainage ditches exist and the agricultural uses are terminated, and the lands are changed to urban uses, this exception expires and the subject stream and shoreland and floodland areas shall fall under all provisions and the jurisdiction of this Ordinance.

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However, regardless of the agricultural use of the land, any building and structure is subject to the provision of this Ordinance relative to size, location or other matters relating to building and structures.

(c) **Zoning, Occupancy and Use Permits**

1. Zoning, occupancy and use permits: No structure, land or water or part thereof located in the unincorporated shoreland or floodland areas of Waukesha County shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered until: first, a county sanitary permit has been issued, where applicable, by the county health department unless municipal sewer is available in which case no sanitary permit is required; and second, a county zoning permit has been issued by the county zoning administrator, certifying that such activity complies with the provisions of this ordinance; and third, a conditional use permit, where applicable, has been issued by the county zoning agency certifying that such activity complied with the provisions of this ordinance. Such permits shall be obtained before any change is made in the type of use or before any nonconforming use is resumed, changed, extended or granted conditional use status pursuant to section 3(o) of this ordinance. Unless specifically exempted by law, all cities, villages, towns, and counties are required to comply with this ordinance and obtain all necessary permits. State agencies are required to comply unless exempted by section 13.48(13) Wisconsin Statutes. However, where the substantive terms and objectives of this ordinance have been addressed and fulfilled by the WDNR where concurrent (WDNR and county) jurisdiction with this ordinance exists, so as to avoid duplication of effort, the terms of this ordinance shall not be imposed. The construction, reconstruction, maintenance and repair of state highways and bridges by the Wisconsin Department of Transportation is exempt when section 30.2022, Wisconsin Statutes, applies, however, the State must comply with the National Flood Insurance Program regulations.
2. Application for: Zoning, occupancy and use permits shall be obtained from the county zoning administrator or designated deputy to the county zoning administrator as provided by section 41(b). No application for any permit, variance, special exception, conditional use, site plan, plan of operation, rezoning, license or other governmental approval under this ordinance shall be deemed to be properly filed unless it is signed by the applicant. Application shall be made on a form required by the Zoning Administrator and made prior to or at the same time as the application for a building permit, and shall be prepared in triplicate and shall include for the purpose of proper enforcement of this ordinance the following data:
 - A. A statement by the applicant as to the intended use of the premises and of any existing or proposed structures thereon.
 - B. An accurate map of the property, in triplicate, drawn to a reasonable scale and properly dimensioned showing:
 - i. The boundaries of the property involved.
 - ii. The location of the centerline of any abutting streets.
 - iii. The location on the lot of any existing buildings, proposed additions, or

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proposed new buildings, including the measured distances between such buildings and from the lot lines and from the centerline of any abutting street to the nearest portion of such building.

- iv. The location of any existing structures, septic systems or wells within fifty (50) feet of the boundaries of the property involved.
 - v. The proposed location of private septic systems and private wells in areas not served by public sewage disposal systems and public water supplies and the location and results of soil borings and percolation tests.
 - vi. The proposed first floor elevation of any proposed buildings in relation to the existing and/or established grades of the lot, any abutting streets and the ordinary high water mark of any abutting stream, river or lake.
 - vii. The ordinary high water mark of any stream, river or lake on which the property abuts.
 - viii. The elevation and location of the floodplain of any abutting stream, river or lake.
- C. Where the use involves human occupancy or use, and where such use is not served by sanitary sewer and water, a county sanitary permit shall be required prior to issuance of the county zoning permit.
- D. If the development, improvements, or construction activities, are located in a floodplain the following information must be included:
- i. The location of floodplain and floodway limits as determined from the official zoning map or the Flood Insurance Rate Maps.
 - ii. Where the development, improvements or construction activities are located in a floodplain, where flood profiles are not available or where flood profiles are available but floodways have not been determined, the following shall be submitted to the Zoning Administrator and the Zoning Administrator shall submit the same to the WDNR, along with a written request for technical assistance to establish regional flood elevations and, where applicable, floodway data:
 - a. Two (2) copies of an aerial photograph or a plan, which shows the proposed development with respect to the wetland and floodplain limits, stream channel, and existing floodplain developments, along with a legal description of the property, fill limits and elevations, building floor elevations and flood proofing measures.
 - b. Two (2) copies of any of the following information deemed necessary by the WDNR to evaluate the effects of the proposal upon flood height and flood flows, regional flood elevation and to determine floodway boundaries:

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1. A typical valley cross-section showing the stream channel, the floodplain adjoining each side of the channel, the cross-sectional area to be occupied by the proposed development, and all historic high water information;
 2. A plan (surface view) showing elevations or contours of the ground; pertinent structure, fill or storage elevations; size, location and layout of all proposed and existing structures on the site; location and elevations of streets, water supply, and sanitary facilities; soil types and other pertinent information;
 3. A profile showing the slope of the bottom of the channel or flow line of the stream;
 4. Specifications for building construction and materials, floodproofing, filling, dredging, channel improvement, storage, water supply and sanitary facilities.
- iii. The elevation of the lowest floor of proposed structures and any fill using the vertical datum from the adopted study – either National Geodetic Vertical Datum (NGVD) or North American Vertical Datum (NAVD).
 - iv. Data sufficient to determine the regional flood elevation in NGVD or NAVD at the location of the development and to determine whether or not the requirements of sections 7 and/or 8 of this ordinance are met.
 - v. Data to determine if the proposed development will cause an obstruction to flow or an increase in regional flood elevation or discharge according to section 3(d)5.A of this ordinance. This may include any of the information noted in section 7(c).2 of this ordinance.
 - vi. For all subdivisions, as defined in Chapter 236 Wisconsin Statutes and all other proposed developments of five (5) acres or more in area, the applicant shall provide all survey data and computations required to show the effects of the project on flood elevations, velocities and floodplain storage. The applicant shall provide an analysis of the effect of the development on the regional flood profile, velocity of flow and floodplain storage capacity; a map showing location and details of vehicular access to lands outside the floodplain; and a surface drainage plan showing how flood damage will be minimized.
- E. All necessary permits from federal, state, and local agencies, including those required by the U.S. Army Corps of Engineers under s. 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. 1344. shall be required prior to issuance of the zoning permit, unless the zoning permit must precede the other applicable permits.
 - F. A fee, as may be established and periodically modified under section 41(b) 5. shall accompany each application. Such fee shall be paid by cash, check or money order

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to the Waukesha County Park and Planning Commission.

3. Issuance: Zoning and occupancy and use permits shall be issued by the zoning administrator after adequate investigation as to compliance or upon recommendation of the deputy where he has made the necessary investigation.
 - A. Zoning permit: Provided the application is in order and any building, occupancy, or use as proposed would be in compliance with the provisions of this ordinance, a zoning permit shall be issued upon such application, and a certification that such permit has been issued shall be posted in a prominent place on the premises during the period of any construction or other activity involved in readying the land or buildings for use occupancy.
 - B. Occupancy and use permit: Within ten (10) days after the notification of the completion of the erection, alteration or relocation of a building, or of intent to commence a use, the zoning administrator or his deputy shall make an inspection of the premises and any buildings thereon; and, if such building, intended use, or proposed occupancy complies with the requirements of this ordinance, an occupancy and use permit shall be issued.
4. Expiration: If within six (6) months of the date of issuance of a zoning permit, the proposed construction or preparation of land for use has not commenced, or if within eighteen (18) months an occupancy and use permit has not been issued, if required by the Town, or the construction has not been completed, said zoning permit shall expire, except that upon showing of valid cause, the Zoning Administrator may grant an extension of such permit for a period not to exceed six (6) months. Said permit extension shall be issued for the full fee and based upon full conformance with this Ordinance at the time of issuance for the new permit. If the construction has not commenced or is not completed after a total of twenty-four (24) months, a new permit must be applied for and received subject to all fees and subject to the Ordinance in effect at the time of such new permit issuance. Previous incomplete work is not entitled to a new permit if the Ordinance no longer permits said use or structure or if changes to the Ordinance have been made subsequent to the original issuance of the permit.
5. Temporary occupancy and use permit: Pending the issuance of a regular permit, a temporary permit may be issued for a period not exceeding six (6) months during the completion of alterations or during partial occupancy of a building pending its permanent occupation. Such temporary permit shall not be issued except under such restrictions and provisions as will adequately insure the safety of the occupants. A temporary permit shall be voided if the building fails to conform to the provisions of this ordinance to such a degree as to render it unsafe for the occupancy proposed. A minimum requirement shall be the installation of sanitary facilities which have been approved by the county health department.
6. Zoning and Occupancy and Use Permits - Site Plans and Plans of Operation: Certain permitted uses as well as certain conditional uses require the submission of a Site Plan and Plan of Operation which provide a detailed description of the proposed use and serve as a basis for consideration prior to approval of the plan commission, and either the zoning agency or zoning administrator. The purpose of such a Site Plan and Plan of Operation review is to document the permit file, determine adequacy of the data submitted to describe the permitted and accessory uses and buildings proposed and document the plan and method

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of operation to enable a determination of compatibility with the Ordinance and consideration of approval. A Site Plan and Plan of Operation shall include the following information, as well as any other specific information requested by the plan commission, zoning agency or zoning administrator to review the plans and determine compliance with the regulations of this Ordinance:

- A. A Plan of Operation is a statement of operations, signed by the property owner and tenant or operator of the business or use, including a detailed description of the request, number of employees, hours of operation, and types of uses, products or services offered.
- B. A Site Plan and/or Plat of Survey of the property (in standard engineering or mapping scale which permits a clear representation of the property to a scale not to exceed two hundred (200) feet to one (1) inch), in quadruplicate, showing the location and dimensions of all existing and proposed buildings and structures and other attributes on the site, the location, number and arrangement of parking spaces or loading areas, lighting fixtures, easements, dumpsters, signs, landscaping and screening, and any other factors affecting the development of the site.
- C. A stormwater management and erosion control plan consistent with the requirements of the Waukesha County Construction Site Erosion Control and Stormwater Management Ordinance. A grading plan, where required, shall be submitted in quadruplicate to the same scale as the Site Plan, including existing and proposed contours at a maximum of two (2) foot vertical intervals for slopes less than twelve (12) percent and at no more than five (5) foot intervals for slopes twelve (12) percent or greater, existing and proposed features (i.e. berms, swales, ponds, ditches, storm sewers, inlets, etc.), vegetative plan, timetable for completion, the name of the responsible party and a letter of credit, if deemed necessary. The plan commission, zoning agency or zoning administrator has the discretion to request a grading plan in a scale different than the Site Plan in order to show with sufficient detail the contours and features of the property.
- D. One set of building plans, State approved if required, at a standard architectural scale, including exterior elevation drawings of all sides of all buildings proposed.
- E. A rendering of all signs visible from the exterior, along with the location, dimensions, overall height, illumination and colors of the signs.
- F. Lighting or photometric plan, including cut sheets of each type of exterior light fixture proposed or existing.
- G. A detailed landscaping plan showing the location, sizes and types of proposed vegetation, including seeding mixtures and the amount of topsoil and mulch, the timetable for completion, and any surfacing plan for parking and loading areas.

(d) **Site Regulations**

1. Building must be on a lot: Every building hereafter erected, structurally altered or relocated shall be located on a lot as defined herein. Any building used for the principal use permitted in that district shall constitute the principal building and there shall be no more than one (1) principal building on a lot except in business districts, industrial districts, planned unit

developments and agricultural districts. In the agricultural district, no more than one (1) residence may be permitted on a single parcel of land unless it can be demonstrated that more than one (1) residence is necessary and accessory to the principal agricultural use of the property. The plan commission and the zoning agency may give approval to permit more than one (1) principal building on a lot in any district where such grant would not be contrary to the spirit and intent of the Ordinance, and provided that sufficient lot area is provided and the building so located so as to individually meet the setback, offset, and lot size and open space requirements of the district in which it is located. No accessory building shall be constructed until the principal building is under construction or completed.

Where the use of the land is principally for agricultural pursuits, and on parcels of thirty-five (35) acres or more, farm buildings may be allowed without the necessity of having a residence in place or under construction subject to the approval of the plan commission and zoning agency if it is determined that the building will not be contrary to the spirit and intent of the Ordinance and will not include the operation of a commercial boarding or riding stable for horses or agricultural pursuits specializing in the forced feeding of livestock, and where it is determined that the use of the building will be accessory to a farming operation which is consistent with the use provisions of the district in which it is located.

2. Buildings or Creation of Lots on a Private Street or Way: The intent of this provision is to discourage the creation of lots and placement of structures which do not have adequate access for emergency vehicles and equipment and to provide a right-of-way width which could accommodate a public right-of-way, if necessitated in the future. Subject to the approval of the Plan Commission and the County Zoning Agency, a parcel may be created and a building may be permitted on a tract of land which does not abut or have direct frontage on a public street or officially approved way (frontage on a controlled access highway or a freeway where vehicular access is prohibited does not constitute access or frontage for the purposes of this provision) provided such tract of land is at least three (3) acres in area and has a minimum average width of two hundred (200) feet, has access by a permanent easement at least thirty-three (33) feet in width to a public street or way, will have a paved or gravel driveway width of at least twelve (12) feet, unless a local ordinance is in effect which requires a greater width, and does not conflict with the plans for the future development of streets in the area.

Typical or normal lots with lot lines radiating from the terminus or center of a public cul de sac street are not affected by this provision that requires minimum road frontage on a public street. In a situation where more than one (1) principal residence or parcel is proposed, the easement for access shall be at least sixty-six (66) feet in width and the paved or gravel drive shall be sixteen (16) feet in width, unless required to be greater pursuant to a local ordinance.

Where such a lot has a narrow strip of land as part of the lot (not as an approved easement) extending to the public road from the main part of the lot where the building could lawfully be placed (flag lot), such narrow portion shall not constitute frontage or part of the three (3) acre lot size requirement unless that narrow portion of the lot is as wide as the required minimum average width for the district in which it is located. Not more than two (2) such parcels or buildings shall be permitted unless necessitated by exceptional circumstances.

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3. Junk and Undesirable Buildings or Structures

- A. Junk, as defined by this ordinance, shall at all times be stored in an enclosed building thereby securing it from the view of the public and adjacent property owners.
- i. This subsection is not intended to regulate or place limitations on any property properly zoned junk yard, salvage dealer, or other junk, waste disposal or storage activity for which a valid license from the State or Wisconsin or other necessary municipal issuing authority is required and proper permits have been issued and all such licenses and permits are in full force and effect and the operation is in full compliance therewith.
 - ii. This subsection is not intended to regulate or place limitations on the storage of idle, but operable farm equipment on farms greater than 35 contiguous acres or the storage of inoperative or abandoned farm equipment on farms greater than 35 contiguous acres if such inoperative or abandoned farm equipment is screened from the view of the public and adjacent property owners by a natural or man-made visual barrier.
 - iii. This subsection is not intended to regulate or place limitations on the storage of idle but operative snow removal vehicles or equipment, or lawn mowing equipment.
 - iv. This subsection is not intended to regulate or place limitations on the orderly storage of firewood for fuel.
 - v. This subsection is not intended to regulate the temporary storage of construction materials which are for use on the site for the project authorized by an active zoning permit and which are stacked, stored and secured on the site in an orderly method.
- B. No building or structure shall be erected, structurally altered or relocated in a manner which shall be of such character as to adversely affect the nearby properties or general desirability of the neighborhood. The determination by the Plan Commission shall be stated in writing, including the reason for denying a permit or conditions of approval for a permit, and may be based upon considerations that the design or appearance is of such an unorthodox or abnormal character as to have an adverse effect on the nearby properties or general desirability of the neighborhood.

4. Street grade: Every building hereafter erected, structurally altered, or relocated shall be at a grade approved by the deputy zoning administrator as being in satisfactory relationship with the established street grades, or with the existing street grade where one is established, with particular consideration for proper drainage, safe vehicular access, and flood hazards.

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5. Preservation of Topography: In order to protect property owners from possible damage due to changes in the existing grade of adjoining lands, and to aid in preserving and protecting the natural beauty and character of the landscape, the following regulations, unless exempted by Wisconsin Statutes or other sections of this Ordinance shall apply:

A. Within floodlands:

i. Permits required:

- a. Onsite sewage disposal facilities are prohibited and not permitted unless authorized specifically by another provision of this Ordinance or other County Ordinance.
- b. Dredging and pond construction are also conditional uses pursuant to section 4(g)14 of this Ordinance where allowed and in addition, may require permits from the WDNR or the U. S. Army Corps of Engineers.
- c. Any structure or building, which is to be erected, constructed, reconstructed, structurally altered or moved into the floodplain and where the floodplain has been authorized to be filled, must comply with all provisions of the applicable zoning district in section 7 or 8 of this Ordinance.
- d. With the exception of the following activities, the placement of fill, excavation, or other land altering activities require a Conditional Use Permit per Section 4(g)14 of this ordinance and a rezone per Section 39 of this ordinance. Necessary amendments shall be made to the official floodplain zoning maps, floodway lines and water surface profiles, in accordance with Section 39 of this Ordinance. The exceptions are as follows:
 1. The proposed use is permitted in Section 7, C-1 Conservancy District; Section 8, Existing Floodplain Development Overlay District; or Section 10, A-E Exclusive Agricultural Conservancy District.
 2. The fill, excavation, or other land altering activities do not exceed 15 cubic yards of material or 3,000 sq. ft. of area and the fill, excavation, or other land altering activities are not located in a wetland. In such case, a Minor Grading Permit is required.

ii. Standards for development:

- a. Within floodlands, including where the lands have been rezoned, the placement of fill, excavation, or other land altering activities are allowed by permit, the following standards must be met:
- b. Floodplain development must not impede drainage.

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- c. Floodplain development must not reduce the flood water storage capacity of the floodplain.
 - d. Floodplain development must not result in an increased regional flood elevation.
 - e. Floodplain development must not obstruct flow, defined as development which blocks the conveyance of floodwaters by itself or with other development.
 - f. Compensatory storage is required for all areas of authorized fill on a minimum of a one to one basis, which equals 100% replacement of any lost floodplain storage capacity. Excavation below the groundwater table is not considered to provide an equal volume of storage. Compensation must be provided in a manner which is not deleterious to other property or the quality of any wetlands. The area of compensatory floodplain storage shall be in close proximity to the fill activity and shall not result in an increase in floodplain elevations on upstream or downstream properties
- B. Within shorelands--grading, clean fill disposal sites, topsoil removal, filling, alteration or enlargement of waterways, removal or placement of stream or lake bed materials, excavation, channel cleaning and clearing, ditching, drain tile laying, dredging, lagooning and soil and water conservation structures are conditional uses and must be approved in accordance with section 4(g) 14. of this Ordinance except as may otherwise be permitted in sections 3(d) 5.C. and D. or 7(c) 1. In addition, such uses may require a permit from the state agency having jurisdiction pursuant to Chapter 30 of the Wisconsin Statutes and, where applicable, a federal permit from the U.S. Army Corps of Engineers. All such uses and activities shall be consistent with the uses permitted in the C-1 Conservancy District, EFD Existing Floodplain Development Overlay District and A-E Exclusive Agricultural Conservancy District, if they occur within said district. If the proposed activity requires a rezoning of the lands, section 39 of this Ordinance must be complied with. Any alteration or relocation of a watercourse in a mapped floodplain shall not be approved until the Zoning Administrator has notified in writing all adjacent municipalities, the WDNR and FEMA regional offices and required the applicant to secure all necessary state and federal permits. The flood carrying capacity of any altered or relocated watercourse shall be maintained consistent with preexisting conditions prior to any alterations taking place. As soon as is practicable, but not later than six months after the date of the watercourse alteration or relocation, the zoning administrator shall notify FEMA of the changes by submitting appropriate technical or scientific data in accordance with the National Flood Insurance Program guidelines that shall be used to revise the Flood Insurance Rate Map, risk premium rates and floodplain management regulations as required.
- C. No change in the existing topography or drainage courses on any land shall be allowed which will result in adversely altering the drainage or increasing any portion of the existing slope through fill and/or grading to a ratio greater than three (3) horizontal to one (1) vertical. The construction of a retaining wall (stone, ties, brick

or other material) five (5) feet or less from a property line may be specifically authorized by the plan commission and zoning agency and an agreement made between said plan commission and zoning agency and applicant stating that the method and purpose of construction will not in any way adversely affect drainage or aesthetics of the adjacent lot. A retaining wall greater than five (5) feet from a property line may be allowed pursuant to issuance of a zoning permit as long as said wall will serve to promote the purpose and intent as stated in this Ordinance. All retaining walls shall be set back at least seventy-five (75) feet from the ordinary high water mark of a navigable body of water and outside of the conservancy district unless the zoning administrator determines that the retaining wall is necessary to abate a known and identified soil erosion and sedimentation problem.

Fill or grading considered by the zoning administrator to be necessary backfill and/or excavation for an otherwise permitted structure may be permitted without the necessity of securing a conditional use permit as long as said fill or grading is accessory to said construction and does not create slopes greater than three (3) horizontal to one (1) vertical and does not extend to a distance greater than thirty (30) feet from the foundation and does not divert runoff directly onto adjacent property or adversely affect adjoining property. In order to make such a determination, the property owner shall submit a grading plan of existing and proposed grades on the subject lot and adjacent lands where said accessory fill and/or grading is closer than twenty (20) feet to a property line. The fill must be located outside of an area designated as floodplain or wetland.

Land altering activities extending greater than thirty (30) feet from the foundation may be allowed subject to issuance of a minor grading permit (zoning permit) as provided for in section 3(d) 5.D. without benefit of a conditional use permit unless the quantities and the area of fill and grading exceed those limits defined herein for minor grading, filling and land altering activity. This provision excludes the area normally associated with septic system installation and normal driveway construction.

Further, no fill or alterations on existing topography shall be allowed under any circumstances, which will alter the drainage or topography in a way, which will adversely affect the surrounding lands. In making such a determination, the zoning administrator shall have the authority to determine the affect of the construction or fill on surrounding property and require improvements and/or facilities as may be in the best interest of preserving the topography and drainage system and which will have the effect of lessening the impacts on either upstream, downstream or adjacent properties. In case of a dispute or question arising as to the adversity or affect of the project on either the property owner, adjacent owners or the general public, said question shall be submitted to the Board of Adjustment for resolution to the question. Land altering activities may also be subject to locally adopted or State mandated Erosion and Sediment Control ordinances in addition to the requirements set forth herein.

- D. Streambank and Shoreline Stabilization: Streambank and shoreline stabilization structures and minor grading, filling and land altering activities associated with the stabilization structures may be permitted administratively in shoreland areas and without a conditional use permit and in conformance with best management

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practices promulgated by the Department of Parks and Land Use, Land Resources Division when located outside of conservancy/wetland areas, and within the regional flood and where the site is above the ordinary high water mark, subject to the following:

- i. Said project may be authorized administratively through the granting of a minor grading permit (zoning permit) when the following standards are satisfied:
 - a. Submittal of a complete and accurate set of plans which include a contour map at a scale of not less than 1" = 200' at a contour interval of at least two (2) foot increments, a vegetation plan and schedule, the period of construction activity, the methods used during and after construction to provide protection from the forces of erosion and sedimentation upon adjacent land and waterbody, and how the project will relate to adjoining property.
 - b. An administrative determination that the project has no public impact on or will not adversely affect adjacent or surrounding properties and that the activity will serve to prevent erosion and sedimentation of the surrounding area on the adjacent waterbody.
 - c. The review and written approval, if necessary, of the WDNR, ACOE and FEMA.
 - d. Entering into a stipulated agreement with the County concerning the scope of work, type of material used, method of construction, final grades, re-establishment of vegetative cover, date of completion and any other items deemed appropriate.
 - e. The performance of such land altering activity must not impede drainage, reduce the floodwater storage capacity of the floodland, obstruct flows, or increase the regional flood elevation. If the proposed activity does not meet these standards, the project may be allowed subject to approval pursuant to section 4(g) 14 and rezoning in accordance with section 39. If the project would result in an increase in flood elevations, compensating flood storage capacity shall be provided on a one-to-one basis, which equals 100% replacement of any lost floodplain storage capacity.
 - f. The project must not be located in a wetland.
6. (Reserved.)
7. Agricultural uses: Sod farming, tillage, grazing, livestock watering and feeding and application of fertilizers shall be prohibited unless conducted in accordance with good soil and water conservation practices promulgated by the U.S.D.A. Soil Conservation Service in its technical guide. Crop production on lands with an erosion factor of three (3) or more on the U.S.D.A. Soils Map is prohibited and such lands shall be planted to permanent vegetation. Where agricultural uses, including grazing, occurs next to navigable water, in

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accordance with sound land management practices, a buffer strip of permanent vegetation not less than one (1) rod (16 1/2 feet) wide, should be maintained where possible, to protect the bank of the waters from erosion and the effects of weathering and the water from the effects of sedimentation and pollution.

8. Surface Water Withdrawal: Diversion, or discharge for irrigation, processing, cooling, or other purposes are conditional uses requiring review and approval by the zoning agency in accordance with section 4(g) of this Ordinance. The zoning agency shall then advise the state agency having jurisdiction under Chapters 30 and 281 of the Wisconsin Statutes of its findings prior to the issuance of the required state permits and federal permits as may be required by the U.S. Army Corps of Engineers.

When the substantive terms of this provision are met through the application of the Wisconsin Statutes, Department of Natural Resources Administrative Code or the requirements of the U.S. Army Corps of Engineers, a separate action of the zoning agency pursuant to section 3(c)1. of this Ordinance is unnecessary.

9. Shoreland Cutting: Tree and shrubbery cutting shall be regulated to preserve shore cover, protect natural beauty, preserve wildlife habitat and protect spawning areas, control erosion and reduce the flow of effluents, sediments and nutrients from the shoreland area and shall be limited in accordance with the following provisions:
 - A. In the area parallel to the ordinary high water mark and extending thirty-five (35) feet inland from all points along the ordinary high water mark, each property is allowed one (1) access/view corridor. The access/view corridor may extend along 30% of the shoreland frontage of the property to a depth of thirty-five (35) feet inland. Within the access/view corridor, selective cutting or removal of trees and shrubbery is allowed. Such cutting or removal shall only be allowed using accepted forest management and soil conservation practices to protect water quality. In the remainder of the area parallel to the ordinary high water mark and extending thirty-five (35) feet inland, the trees and shrubbery shall remain undisturbed, unless they are dead, dying, diseased, or a noxious invasive species, in which case a shoreland cutting plan shall be submitted to the zoning administrator for review and upon approval a zoning permit will be issued, and all trees or shrubbery removed in the remainder area outside of the access/view corridor must be replaced with native trees and shrubbery which are equally as effective in retarding runoff, controlling erosion and preserving natural beauty.
 - B. Natural trees or shrubbery shall be preserved as far as practicable. Where natural trees or shrubbery are removed in the remainder area outside of the access/view corridor, they shall be replaced with other trees or shrubbery which are equally effective in retarding runoff, controlling erosion and preserving natural beauty.
 - C. Any removal of trees or shrubbery in an area designated as Primary or Secondary Environmental Corridor by this ordinance or Isolated Natural Area on the Waukesha County Development Plan shall require a shoreland cutting plan to be submitted prior to any cutting, including the cutting of trees or shrubbery which are dead, dying or diseased or a noxious invasive species. Said shoreland cutting plan shall be submitted to the zoning administrator for review and upon approval a zoning permit will be issued. An application for such a permit shall include a sketch of the lot

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providing the following information: location of parking, topography of the land, existing vegetation, proposed cutting, area, dimensions, type of trees or shrubbery to be removed, whether any of the trees or shrubbery are dead, dying or diseased or a noxious invasive species, and a proposed replanting plan. The zoning administrator may grant such a permit only if it finds that the shoreland cutting plan:

- i. Will be effective in retarding runoff, controlling erosion and preserving natural beauty, and
- ii. Will provide substantial visual screening from the water of dwellings, accessory structures and parking areas. Where the plan calls for replacement plantings, the zoning administrator may require the submission of a Letter of Credit that guarantees the performance of the planted tree or shrubbery replacement by the lot owner.

D. Shoreland cutting that disturbs the surface of the land requires an additional permit for the land altering activities.

10. Adequate drainage required: In no case may a principal building be located in an area zoned conservancy or in an area considered to be one of the eight (8) types of wetlands (type 1-8) as described in Circular 39 of the Fish and Wildlife Service, U. S. Department of Interior published in 1956, and which are on record on the 1975 aerial maps of the Southeastern Wisconsin Regional Planning Commission. No principal building shall be erected, structurally altered or relocated on land which is not adequately drained which has an observed or estimated high ground water table condition or having soil which may have a seasonal-zone of water saturation as may be determined by use of U. S. D. A. soil survey, an onsite soil investigation by a certified soil tester or other qualified engineer or soil scientist, unless adequate measures are taken to protect the building, its basement and its foundation from such water conditions. The identification of mottled characteristics in the soil profile may be utilized to identify soil conditions which may require additional protective measures as outlined below. Where soil monitoring tests have been made, the data resulting from such testing procedures may also be utilized to assist in establishing soil conditions requiring protective measures. Normally, a few faint mottles or a very low incidence of mottling will not necessitate any special consideration. Basements will be allowed to extend into such soils where those conditions exist as long as appropriate construction measures are provided. Where the incidence of mottling is considered very severe or where ground water is observed in the soil profile, no basement area will be allowed to be placed below the level at which such a condition exists. The zoning administrator and/or building inspector may review such conditions by observation and other evidence at the building site and shall require appropriate measures to be taken beyond normal footing drains as normally required by local building codes to adequately protect the building and its basement and foundation from such potential water related problems. The zoning administrator and/or building inspector may request at the owners expense the advice and assistance of a licensed professional engineer specializing in soils engineering or other qualified person in fulfilling their duties pursuant to this provision.

- A. The zoning permit and building permit issued for the erection, structural alteration or relocation of a principal building shall state specific design, engineering and construction requirements, as a condition of the permit, notwithstanding applicable

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construction codes, which must be incorporated within the improvement to be done on and in soil which has such conditions necessitating additional protection of the building, basement, foundation, occupants and personal property. Such provisions which may be required may include but shall not be limited to the techniques enumerated below: auxiliary power supplies; gravity drainage of foundation footings together with the installation of a normal sump pump which will be operative in the event of blockage of the gravity drains; gravel backfill and extra drains; waterproof poured concrete basements.

- B. Subdivision plats and certified survey maps shall state, on their face, whether protective measures, pursuant to the above are likely to be required as a condition of a zoning and building permit. The planning commission or the county zoning agency may cause such notice to be affixed to the face of the document.
- C. In the event a dispute arises as to the necessity for or the adequacy of the protective measures set forth above, the matter shall be reviewed by the Waukesha County Board of Adjustment pursuant to the appeal provisions of this ordinance.

- 11. Site Protection: Any property disturbed with land altering activities as may be authorized through the issuance of a zoning permit or a conditional use permit, shall be required to protect the disturbed land surface of the lot or building site that is susceptible to erosion while under construction and which is not occupied with buildings, dedicated parking areas or other hard surfaced areas with suitable stabilization measures. Said disturbed areas shall be permanently stabilized and continuously maintained with suitable vegetative cover or other approved landscape material and shall be required to conform with the provisions of the Waukesha County Construction Site Erosion Control and Stormwater Management Ordinance and the Uniform Dwelling Code for one and two family dwellings. A Letter of Credit or other forms of financial guarantee to ensure performance may be required by the building inspector, plan commission, the zoning administrator, zoning agency or the Waukesha County Department of Parks and Land Use, Land Resources Division.

(e) **Use Regulations**

- 1. Uses Restricted: In any district, no building or land shall be used and no building shall be hereafter erected, structurally altered or relocated except in conformance with the regulations hereinafter established for the district in which the property is located, or as otherwise provided in this Ordinance. Where a change in use, change of ownership or operator or a new use of a building or premises is proposed in any Business, Industrial District or Public and Institutional District, a Site Plan and Plan of Operation shall be prepared for review and approval pursuant to section 3(c) 6. of this Ordinance. Where a change in ownership or operator of a building or premises is proposed in any Business, Industrial District or Public and Institutional District or at the site of a legal non-conforming use or a conditional use, a Plan of Operation shall be prepared for review and approval pursuant to section 3(c)6. of this Ordinance.
- 2. Accessory uses: In any district, accessory buildings and uses customarily incident to the permitted uses in that district shall be permitted subject to such requirements as may be hereinafter designated for that district in which they are located. No pyramiding as defined herein shall be permitted on any lands fronting on a lake except as may be specifically permitted accessory to a marina or resort and which may be allowed under the terms of a

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conditional use permit for a planned unit development.

3. Unclassified Uses: Any use not specifically listed as a permitted use or conditional use shall be considered to be prohibited except as hereinafter provided. Where deemed appropriate the Plan Commission and Zoning Agency shall have the authority to authorize uses not specifically enumerated or authorized under other procedures or zoning districts under the terms of Section 4(g)28 of this Ordinance and shall state in writing the justification for allowing or denying said application for conditional use.
4. Additional Requirements: For any use or structure in any district, which becomes hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, the owner or occupant may be required to correct, improve or abate such conditions by such measures as may be mutually directed by the Plan Commission and Zoning Administrator consistent with reasonable technology and economic practicality and in conformance with reasonable standards or may be determined by the Plan Commission and Zoning Administrator as may be contained in this Ordinance. Any building determined to be unfit for human habitation or which may endanger the health, safety and welfare of the public as may be determined by the Town board after recommendation by the Plan Commission or Zoning Administrator may be removed pursuant to the procedures outlined by the Wisconsin Statutes.
5. Any residence whose design includes provisions or is intended to be used, for more than one single housekeeping entity as defined herein, shall be considered a multiple dwelling as defined herein and are allowed only as conditional uses as provided for in section 4 of this Ordinance.

(f) **Sanitary Regulations**

1. No building, structure, area or premise shall be constructed, structurally altered, located or maintained for human occupancy, use or assembly without adequate facilities for the sanitary and safe disposal of all human excreta together with all liquid and solid wastes that could be hazardous to the public health and safety or create objectionable nuisance conditions. Such facilities must fully comply with the provisions of the Waukesha County Community Health Code. (Cross reference-Community Health Code, App. E.)
2. No county zoning permit shall be issued until a safe and adequate water supply and sewage disposal system is assured and until after the county sanitary permit has been issued. No occupancy and use permits shall be issued for a building used for residential purposes unless provisions have been made in accordance with the requirements of the Waukesha County Community Health Code. (Cross reference-Community Health code, App. E.)
3. Outhouses prohibited: No outhouse or privy shall be hereafter erected.
4. Reduction in Lot Size, Lot Width, Offset, Road Setback, Open Space and Increase in Floor Area Ratio and Increase in Density in Planned Unit Development: In the case of any lot proposed to be served by a municipal or municipally approved communal sewage system or water system, and where such service would be provided prior to any occupancy of such lot, the Zoning Administrator and Planning Commission may authorize the reduction of the lot size, lot width, open space, offset and road setback requirements applicable to such lot and increase the floor area ratio and increase the density in planned unit developments without

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the necessity of public hearing. In making the decision, the Zoning Administrator and Planning Commission shall give particular consideration to the following:

- A. The suitability of soil, terrain and groundwater table conditions and the practicality or providing municipal sewer or water service to the parcel.
- B. The effect of any reduction in the lot size, lot width, open space, road setback and offset requirements and the increase in floor area ratio and density requirements on the character and value of surrounding development.

The maximum amount of reduction in the lot size, lot width, open space, offset and road setback requirements, or increase in floor area of individual lots, and the maximum increase in the density of planned unit developments shall not exceed 30%. Where both municipal sewer and water is provided, the lot area requirements for the individual lots may be reduced to not less than twelve thousand (12,000) square feet, except as provided for multi-family type units and planned unit development in sections 4(g) 20. and 22.

(g) **Water Performance Standards**

1. Compliance: This ordinance permits specific uses in specific districts; and these performance standards are designed to limit, restrict, and prohibit the effects of those uses outside their premises or district. All structures, lands and waters shall hereafter, in addition to their use, site, sanitary, floodland and shoreland regulations, comply with the following performance standards.
2. Water quality protection: No activity shall locate, store, discharge, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quantity, obnoxiousness, toxicity, or temperature that might run off, seep, percolate, or wash-into surface or subsurface waters so as to contaminate, pollute, or harm such waters; or cause nuisances such as objectionable shore deposits, floating, or submerged debris, oil, or scum, color, odor, taste, or unsightliness; or be harmful to human, animal, plant, or aquatic life.
3. In addition, no activity shall withdraw water or discharge any liquid, gaseous, or solid materials so as to exceed the minimum standards and the application of those standards set forth in chapters NR102, 103 and 104 of the Wisconsin Administrative Code, and applicable standards of any federal agency for all interstate and intrastate surface waters of Waukesha County.
4. In addition, the following water quality standards, as set forth in chapter NR102 of the Wisconsin Administrative Code, shall be maintained:
 - A. Minimum standards.
 - B. Recreational standards-full body contact recreational uses.
 - C. Fish and aquatic life.

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(h) **Building Location**

1. Setbacks

- A. Base setback lines, from which building setback shall be measured, are hereby established for all streets and highways in the county as follows, unless otherwise specified by action of the county zoning agency.
 - i. On all streets or highways for which the ultimate width has been established by the Highway Width Ordinance of Waukesha County, the base setback line shall be located at a distance from the centerline equal to one-half such established width as designated on the "Established Street and Highway Width Map of Waukesha County."
 - ii. On all other streets, which shall be designated as "local streets" the base setback line shall be at least thirty-three (33) feet from the centerline of such street or sixty (60) feet from the center point of a cul-de-sac unless specifically designated otherwise by action of the county zoning agency.
 - iii. When a lot abuts a frontage road, the base setback line shall be located at a distance from the centerline equal to one-half the right-of-way width of said frontage road.
 - iv. Such setback lines shall be parallel to and measured at right angles to the centerline of the street or highway.
 - v. There shall be a required setback equal to the offset requirement of the district in which the property is located, from a private right-of-way providing ingress and egress to the subject land or other lands unless such private right-of-way is considered a mill tax road, in which case the normal road setback requirements contained in this Ordinance shall apply.
- B. Vision setback lines at the intersections of public streets or highways and of a street or highway with a railroad, where the grade is not separated, are hereby established as follows:
 - i. Across each sector between the intersection of a street or highway with a railroad, a vision setback line shall be established by a straight line, connecting points on the base setback line and the railroad right-of-way line, which points are located one hundred twenty (120) feet from the intersection of the base setback line and the railroad right-of-way line.
 - ii. Across each sector between intersecting streets or highways, one (1) or more of which has an established width of one hundred (100) feet or more, a vision setback line shall be established by a straight line connecting two (2) points on the intersecting base setback lines, which points are located sixty (60) feet distant from the intersection of said base setback lines.
 - iii. Across each sector between any other intersecting streets a vision setback line shall be established by a straight line connecting two (2) points on the

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intersecting base setback lines, which points are located thirty (30) feet distant from the intersection of said base setback lines.

- C. No principal or accessory building shall be hereafter erected, altered, horizontally added to, relocated or placed closer to the base setback line than the setback distance specified by the regulations for the district in which such building is located except as specified here-in- after:
- i. If there is a building which is non-conforming with respect to road setback, with a similar use as the proposed building, located on an adjacent parcel on one side of the proposed building or within two hundred (200) feet of the proposed building, the average of the road setback of that building of similar usage and the required minimum road setback shall apply.
 - ii. If there are two (2) buildings which are non-conforming with respect to road setback, with similar uses as the proposed building, located on adjacent parcels on each side of said building or within two hundred (200) feet of the proposed building, the average of the road setbacks of those buildings of similar usage shall apply.
 - iii. In the case of a proposed addition to an existing building which has less than the required road setback, the road setback of such existing building may be used to determine the required road setback for the proposed addition, as set forth above.
- D. No other structures of any kind, except necessary highway and traffic signs, open stairs extending six (6) feet or less from the enclosed portion of the structure, open stairs in combination with stoops and/or porches which are unenclosed and provide no more than twenty (20) square feet in area and extend no more than six (6) feet from the enclosed portion of the structure, public utility lines, rural mailboxes, and those signs permitted in a residential or agricultural district shall be hereafter erected, altered or placed within such base setback area. Monuments and entrance gates are structures which require a zoning permit and shall be located at least ten (10) feet from the base setback line and shall not restrict safe access and visibility of the intersecting drive and the road and shall be subject to review and approval by the plan commission and the zoning administrator and the applicable municipality having jurisdiction over the road or highway.
- E. In the vision setback area no structure of any kind shall be permitted which exceeds a height of three (3) feet above the elevation of the center of the intersection, except for necessary highway and traffic signs, public utility lines, and open fences through which there is clear vision, nor shall any plant material be permitted which obscures safe vision of the approaches to the intersection.
- F. Additions to and replacements of existing structures may be made within the established road right-of-way as set forth by section 3(h) 1.A. of this Ordinance, subject to approval of the Town Board and the Waukesha County Board of Adjustment, provided the owner will file, with the Waukesha County Register of Deeds, an agreement in writing to the effect that the owner will remove all new

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construction, additions and replacements erected after the adoption of this Ordinance at his expense, when said right-of-way is necessary for the improvement of the highway.

- G. In all cases where any of the highways for which setback lines are established by this Ordinance are located on municipal boundaries, such establishment shall apply only within the unincorporated area.
- H. On corner lots of record, as of the date of adoption of this Ordinance, the effect of the setback regulations shall not reduce the buildable width of such corner lot to less than thirty (30) feet. Where such reduction would result in an area narrower than thirty (30) feet after applying the offset reduction, the Zoning Administrator shall have the authority to modify the setback or offset provision to the extent necessary to minimize the encroachment on both the offset and setback standard while maintaining the thirty (30) feet area required herein.
- I. Every structure, except boathouses and any other structure excepted from shore setback by another section of this Ordinance, shall have a shore setback of at least seventy five (75) feet from the ordinary high water mark of navigable waters, the floodplain, or the conservancy district, whichever distance is greater, except:
 - i. Boathouses may be permitted in accordance with Section 3(s) of this Ordinance.
 - ii. Boat hoists and piers may be erected on the bed of navigable waters pursuant to Chapter 30 of the Wisconsin Statutes and section 3(d) 6.C. of this Ordinance.
 - iii. Under the authority of Section 59.692(1v), Wisconsin Statutes, the zoning administrator may grant a special zoning permit for a structure that extends closer than seventy five (75) feet to the ordinary high water mark of a navigable body of water if all of the following requirements are met, but in no case is a structure exempt from the shore setback requirements from the Conservancy District boundary line:
 - a. The part of the structure that is nearest to the water is located at least thirty five (35) feet landward from the ordinary high water mark.
 - b. The total floor area of all structures in the shore setback area of the property shall not exceed two hundred (200) square feet. In calculating the square footage, boathouses shall be excluded.
 - c. The structure that is subject to the request for special zoning permission has no sides or has open or screened sides.
 - d. The zoning administrator shall review a plan submitted by the applicant which shall be subject to the zoning administrator's approval and which will be implemented by the owner of the property to preserve or establish a vegetative buffer zone that covers at least seventy (70) percent of half of the shore setback area that is

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nearest to the water. The zoning administrator is authorized to require implementation of the vegetative buffer plan prior to the issuance of the zoning permit for the structure.

- iv. A retaining wall shall be set back at least seventy five (75) feet from the ordinary high water mark of a navigable body of water and outside of the conservancy district and wetlands and may be allowed if the zoning administrator determines that the retaining wall is necessary to abate a known and identified soil erosion and sedimentation problem.
- v. A single stairway or walkway, determined by the zoning administrator to be necessary for access to a lake, pond or river, shall be permitted to have a shore setback of less than seventy five (75) feet provided the width of the stairway or walkway does not exceed three (3) feet.
- vi. Where there is an existing pattern of development with principal buildings having shore setbacks less than seventy five (75) feet from the ordinary high water mark of a navigable body of water or the Conservancy District boundary line, the setback requirements for new principal buildings or additions to the principal building or structures immediately adjacent thereto (such as decks or patios) shall be allowed to be reduced in accordance with the following setback averaging formulas, however, in no case shall the required minimum shore setback from the ordinary high water mark or Conservancy District boundary be reduced to less than thirty (30) feet:
 - a. If there is a building which is non-conforming with respect to shore setback with a similar use as the proposed building and located on an adjacent parcel on one side of the proposed building and within two hundred (200) feet of the proposed building, the average of the shore setback of that building of similar use and the required minimum shore setback shall apply.
 - b. If there are two buildings which are non-conforming with respect to shore setback with similar uses as the proposed building and located on adjacent parcels on each side of the proposed building and within two hundred (200) feet of the proposed building, the average of the shore setbacks of the two buildings of similar use shall apply.
 - c. In the case of a proposed addition to an existing building which has less than the required shore setback, the shore setback of the addition shall be calculated by the average of the existing building and the shore setback of an existing building with a similar use as the proposed addition if it is located on the adjoining parcel on the same side as the proposed addition and within two hundred (200) feet of the proposed addition.
 - d. In the case of a proposed addition to an existing building, which has less than the required shore setback, if there are not similar uses on either adjoining parcels, the shore setback of the addition shall be calculated by the average of the existing building and the required

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minimum shore setback.

- e. The effect of the shore setback regulations in combination with the road setback regulations shall not reduce the buildable depth of such lot to less than thirty (30) feet. Where such reduction would result in a depth less than thirty (30) feet after applying the shore setback and road setback averaging formulas, the zoning administrator shall have the authority to modify the road setback, shore setback, and offset provisions to the extent necessary to minimize the encroachment on the offset and setback standards while maintaining the thirty (30) foot depth.
 - f. In applying these shore setback averaging formulas to a proposed principal building or addition to a principal building, the shore setback measurements shall be taken from other principal buildings only and the measurements shall not be from any immediately adjacent structures, such as decks or patios.
 - g. In applying these shore setback averaging formulas to a proposed structure, such as a deck or patio, which is immediately adjacent to the principal building, the shore setback measurements may be taken from other principal buildings or immediately adjacent structures, such as decks or patios.
 - vii. A principal building, an addition to a principal building or a deck or patio immediately adjacent to a principal building may be located as close as fifty (50) feet from the Conservancy District boundary if it is in conformity with the required shore setback from the ordinary high water mark and if the existing natural ground elevation adjacent to the lowest level of the principal building, including an exposed basement, is at least three (3) feet above the regional flood elevation or the high water mark of the conservancy or wetland area.
- J. Retaining walls do not need to meet the road setback requirements of the individual zoning district.

2. Offsets

- A. No principal building or its accessory building shall be hereafter erected or altered so that any roofed or enclosed portion thereof, excluding a roof overhang measuring twenty four inches (24") or less, is closer to any lot line than the offset distance hereinafter specified by the regulations for the district in which such building is located, with the following exceptions:
 - i. (Reserved.)
 - ii. In the case of a lot of record, which has a minimum average width less than the required minimum average width of the district in which it is located, the required offset for the principal structure from a side lot line may be reduced

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proportionately to the ratio between the actual average width and the required minimum average width, but not less than ten (10) feet except in accordance with section 3(f) 4. or as may be permitted within an approved Planned Unit Development.

Example: $\frac{\text{Actual Average Lot Width}}{\text{Required Minimum Average Lot Width}} \times \text{Required Offset} = \text{Reduced Offset}$

- iii. Offsets for detached accessory buildings exceeding two hundred (200) square feet in area on lots of one hundred and twenty (120) feet in width or less may be reduced to an amount equal to the proportionate amount between the actual width and one hundred and twenty (120) feet and not less than five (5) feet, even when consideration is given to section 3(f) 4. However, no detached accessory building shall be located closer than ten (10) feet to any structure used for residential purposes.
- iv. Offsets for buildings housing livestock, fur bearing animals, pigeons, swine, goats and poultry, shall be not less than fifty (50) feet from an adjacent property line. This does not include doghouses.
- v. When a detached accessory structure lies on an adjacent lot and closer than five (5) feet of the common lot line, a new detached accessory structure may be located the same distance from the common boundary as the existing detached structure on the adjacent lot, as long as they are within ten (10) feet of each other. In such a case, the new detached accessory structure shall contain a firewall sufficient to meet the one-hour fire rating contained in the building code. However, unless a common wall with a one-hour fire rating is constructed with agreement of both property owners, building sidewalls may be no closer than three (3) feet in order to accomplish proper maintenance. A deed restriction shall be recorded prior to issuance of the zoning permit prohibiting the construction of fences between said buildings and permitting maintenance of said buildings from adjacent properties.
- vi. One detached accessory building on any parcel which is less than two hundred (200) square feet in area may be located five (5) feet to the side lot line unless otherwise excepted under any other provision.
- vii. In the case of an extension or addition of a structure into the minimum offset distance, and where such extension would not extend closer to the side lot line than the existing structure to which it is attached, a Special Exception may be granted by the Board of Adjustment to allow such an extension or addition as long as said extension or addition does not encroach closer to the side lot line than an existing structure to which it is attached.
- viii. Offsets on decks and patios may be reduced to 60% of the distance between the principal structure and the lot line, otherwise required for the principal structure, but shall in no case be located closer than five (5) feet of a lot line. This includes any reduction allowed in section 3(f) 4.

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- ix. Retaining walls do not need to meet the offset requirements of the individual zoning districts if they comply with the provisions of section 3(d) 5. of this Ordinance.
- B. Where a lot abuts a district boundary line, the offset from such line in the district of less restricted use shall be not less than that required for the district of more restrictive use.
- C. In the case of multiple family or commercial use structures the offsets may be modified as follows:
 - i. Two (2) or more buildings on adjoining lots may be erected with common or directly adjoining walls provided the requirements of the state industrial code relative to such construction are complied with, and provided that at both ends of such "row" type buildings the applicable offset requirements shall be complied with.
 - ii. The required offset may be reduced on one (1) side of a structure provided the offset on the other side is increased by an equivalent amount, and provided the owners of any property adjoining the area of reduced offset shall file with the town board a copy of a recorded deed restriction stipulating that no building shall be erected on said property so as to reduce the combined offset in such case to a distance less than that resulting from the normal application of the minimum offset requirements to both properties, except as permitted under paragraph 2.A. above.
- D. Maintenance and use of setback and offset areas: Any such required setback or offset area shall be landscaped and kept clean and free from the accumulation of debris or refuse and shall not be used for the storage or display of equipment, products, vehicles or any other material.
- E. Accessory building location: No detached accessory building shall be erected, structurally altered or placed on a lot so that any roofed or enclosed portion thereof is closer than ten (10) feet to the principal building on said lot.

(i) **Height Regulations**

- 1. **Maximum Height Restricted:** Maximum height restricted: In any district no building or structure shall hereinafter be erected or structurally altered to a height in excess of that herein specified for the regulations of that district, except the maximum height of any structure or building may be increased by not more than ten (10) feet, provided all required offsets and setbacks are increased by one (1) foot for each foot which said building or structure exceeds the height limit in which the district it is located.
- 2. **Exceptions:** The following shall be exempt from the height regulations of all districts.
 - A. Chimneys and flues.
 - B. Subject to approval of the Plan Commission; cooling towers, elevators, bulkheads, fire towers, monuments, stacks, tanks, water towers, ornamental towers, spires,

wireless or broadcasting towers, masts, aerials, and necessary mechanical appurtenances.

(j) **Area Regulations**

1. Floor area:

- A. Any building intended in whole or part for residential purposes shall provide a minimum floor area as hereinafter specified by the regulations for the district in which such building is located. Such minimums are stated in terms of the minimum total floor area required for a building and that portion of the total which must be provided on the first floor level. Such minimum total shall be increased by two hundred (200) square feet for any building not having a basement of at least three hundred (300) square feet in area.
- B. The maximum total floor area of the buildings on a lot shall not exceed that permitted under the floor area ratio as hereinafter specified by the regulations for the district in which such building is located as noted below. The finished basement or exposed basement area used for living space shall not be computed in the maximum floor area ratio requirements but the floor area of an exposed basement may be used in computing the minimum floor area requirement. Garage space in an exposed basement is not required to be computed in the maximum floor area ratio.
- C. Minimum required floor area shall be measured at each level from the outside edge of wall to outside edge of wall and, for purposes of computing total minimum floor area, shall not include attached or detached garages; other outbuildings; porches; or basements.

Exposed basements and the second floor of one-and-one-half and two-story residences may be included in computing total minimum floor area according to the following schedule:

- i. That portion of the exposed basement of an exposed basement residence which has been designed as an integral part of the living area of the home, may be included in computing total minimum floor area when at least one (1) side is completely exposed to grade level and access has been provided to the outside at grade level by means of at least one (1) door, but said area does not have to be included in calculating the maximum floor area ratio requirements.
- ii. That portion of the second floor of one-and-one-half and two-story buildings which has a minimum distance between the ceiling face and the floor of six (6) feet shall be included in computing the total minimum floor area provided there is a permanent stairway leading from the first floor to the second floor. Where the floor to ceiling height is less than six (6) feet and the area is part of living space in the residence and does not include a closet, attic or similar storage area, said area shall be included in the minimum floor area computation (i.e., "splayed" or sloped ceiling).
- iii. In split level units, floor area shall be computed as follows:

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- a. If less than one-half of the lower level(s) is above ground, such level shall be considered a basement and cannot be included in total floor area of the building unless such basement qualifies as an exposed basement section in 3(j) 1.C.i. above.
 - b. If more than one-half of the lower level(s) is above the ground, such areas can be included in determining floor area. If there is no basement below this level(s), two hundred (200) square feet of floor area shall be required in addition to the floor area requirement of the zoning district. This required floor area shall be finished as an integral part of the dwelling unit within six (6) months of the date upon which the building permit is issued.
- D. The board of adjustment may grant an exception to permit a building of less than the required minimum floor area where such grant would not be contrary to the spirit or intent of the ordinance, and provided the proposed building would not be of such character or quality as to depreciate the property values of the surrounding area, and provided further that in no case shall a minimum floor area of less than one thousand (1,000) square feet be permitted.

2. Lot Size

- A. No lot shall hereafter be created and no building shall be erected on a lot of less land area or minimum average width than hereinafter specified by the regulations of the district in which such building is located except as may be provided in subsection 3(j) 2.E., section 3(f) 4. and sections 4(g) 20. and 22. of this Ordinance. No lot may be created which has less than one hundred (100) feet of frontage on a navigable river or lake, or sixty-five (65) feet of frontage if served by public sewer, pursuant to section NR115 of the Wisconsin Administrative Code.
- B. For the purpose of this ordinance, the lot area shall be measured from the base setback line.
- C. A lot shall be at least as wide as the specified minimum average width for a distance of at least one-half the length of the lot.
- D. No lot area shall be reduced by any means so as to create a lot of less than the required size or so that the existing offsets, setbacks, open space, or lot area would be reduced below that required by the regulations for the district in which such lot is located except as provided by section 3(f) 4.
- E. Where a lot has less area or width than required for the district in which it is located or frontage as specified in section 3(j) 2.A. and was of record at the time of the passage of this Ordinance (July 30, 1970), such lot shall be used for any purpose permitted in any such district, but not for residential purposes for more than one (1) family; provided; however, that building location, height regulations, and area regulations shall comply with the R-3 Residential District except where otherwise specified in other sections of this Ordinance.

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Such substandard lots shall be in separate ownership from abutting lots. If abutting lands and the substandard lot owned by the same owner, the substandard lot shall not be sold or used without full compliance with the minimum lot area requirements of the R-3 Residential District or as close to that minimum as possible.

3. Open space

- A. No building shall be erected, structurally altered or placed on a lot so as to reduce the usable open area of such lot to less than that hereinafter specified by the regulations for that district except as provided by section 3(f) 4.
- B. To be considered usable, such open area shall be readily accessible and of a size and shape which can be reasonably considered to provide for the amenities and necessities of light, air, play space, drying yard, garden, etc. Crop, pasture, and wooded land may be included in computing such open area.
- C. No part of the open space provided for any building shall be included as part of the open space required for another building, except as hereinafter provided for in planned unit developments. See section 4(g) 22.

4. Accessory Buildings and Structures:

The aggregate total floor area of any accessory buildings in any zoning district may not exceed 3% of the total area of the lot nor exceed the floor area ratio requirements of the appropriate zoning district, except the 3% accessory building regulation may be exceeded in business and industrial districts when approved as a special exception by the Plan Commission and Zoning Agency. An attached garage shall not be included in this 3% limitation. Temporary structures must be included within those allowable square footages.

In no case shall more than two accessory buildings be permitted unless approved by the Plan Commission with the following exceptions:

- A. On parcels of fifteen (15) acres or more in area, the accessory building areas may be greater than the 3% limit when used solely for the pursuit of agriculture and where the accessory building will house equipment as regulated in Section 3(k)3.A, and when consistent with the floor area ratio requirements of the zoning ordinance.
- B. In all Business and Industrial Districts, when approved by the plan Commission as part of the plan of operation and site plan review, and where said buildings are used solely accessory to the principal use on said lot.
- C. On parcels which are the subject of a conditional use permit and as regulated by the conditional use permit.
- D. When a petitioner is proposing more square footage of accessory buildings than the 3% limit allows or as excepted above, the Board of Adjustment may grant a special exception to the above requirement in accordance with the procedure as outlined in Section 40 of this Ordinance. The petitioner must submit a current plat of survey by a registered surveyor indicating all existing buildings on the parcel, their location, total square footages and the number of stories in existing structures and proposed buildings. The Board of Adjustment may require a deed restriction to be recorded

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prior to issuance of the zoning permit, restricting the use of the oversized accessory buildings to uses accessory to the principal use of the premises and may not allow uses prohibited in the zoning district in which the building is located.

- E. All accessory buildings shall be constructed in such a way that the exterior appearance is compatible with the design, style, architecture and appearance of the principal structures on the parcel. This determination shall be made by the local building inspector and the Zoning Administrator. In case of dispute, such questions shall be submitted to the Plan Commission and the Zoning Agency for review and approval in accordance with Section 3(d)3. This requirement does not apply to farming operations on more than thirty-five (35) acres.
- F. In no case shall any accessory buildings be used for purposes not allowed in the underlying zoning district or as may be authorized by a conditional use permit.
- G. Where more than two (2) such accessory buildings are proposed, the Plan Commission shall review said structures in light of the provisions of Section 3(d)12 and render a finding to allow or disapprove said structures.

(k) **Off-Street Parking**

- 1. Spaces required: Any building hereafter erected or structurally altered shall be provided with an off-street parking space not greater than five hundred (500) feet from the principal use. A parking space shall be considered to be nine (9) feet in width by not less than twenty (20) feet in depth for angled sixty-degree parking and not less than twenty-seven (27) feet in depth for ninety-degree parking, and there shall be at least sixteen (16) feet of width between opposite facing parking stalls for ingress and egress. The following schedule shall be utilized to determine the number of parking spaces for various uses allowed by this ordinance:
 - A. Two (2) spaces per dwelling unit (such dimensions as enumerated above, however, are not required for single family detached housing).
 - B. *Auditoriums, churches, theaters, community centers and other places of public assembly:* One (1) space for four (4) seats.
 - C. *Retail business establishments, restaurants, taverns, clubs, etc:* Seven (7) spaces per one thousand (1,000) square feet of primary floor area devoted to the principal use of the property. This requirement does not apply to the area of the building utilized for storage purposes: no additional space will be required for such storage space.
 - D. *Wholesale and other general business establishments:* One (1) space for each two (2) employees during any twelve-hour period.
 - E. *Office buildings:* One (1) space for each three hundred (300) square feet of floor area.
 - F. *Medical and dental clinics:* Three (3) spaces for each doctor and one (1) space for each employee.
 - G. *Industrial buildings and warehouse buildings:* One (1) space for each two (2)

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employees during any twelve-hour period.

- H. *Sanitariums, institutions, rest homes, nursing homes:* One (1) space for each five (5) beds plus one (1) space for every three (3) employees.
- I. *Hospitals:* One (1) space for each two (2) beds plus one (1) space for every three (3) employees.
- J. *Hotels and motels:* One (1) space for each guestroom plus one (1) space for every three (3) employees.
- K. *Colleges, vocational and night schools, secondary and elementary schools:* One (1) space for each two (2) employees plus one (1) space for every two (2) students except that the requirement for parking at elementary schools may not include student parking. At secondary schools the number of stalls for student parking shall be determined by the administration of that school and appropriate provisions made consistent with the intent of this provision.

- 2. Residential Parking: Parking of vehicles accessory to a residential use shall be limited to those actually used by the residents or for temporary parking for guests. Vans or pick-up trucks used for private and recreational use or a motor home (recreational vehicle) or one (1) van or pickup truck used in a business or trade or used for transportation to and from a place of employment of the occupant may be parked on a residential property as long as such use does not become a nuisance to the neighborhood. A recreational vehicle must not be parked in the C-1 Conservancy District. A recreational vehicle, which is parked in an EFD Existing Floodplain Development Overlay District, must be fully licensed, operable and ready for highway use. A recreational vehicle is ready for highway uses if it is on its wheels or jacking system, is attached to the site only by quick-disconnect utilities and security devices and has no permanently attached additions.
- 3. Parking of trucks and equipment: No other vehicular equipment of a commercial or industrial nature, as excepted in subsection 2. above, shall be parked or stored for more than two (2) consecutive hours and four (4) accumulative hours during any twenty-four-hour period on any lot in any zoning district except business districts or as follows:
 - A. Agricultural equipment (such as farm tractors, plows, farm plows, seeders, combines, cultivators, trucks owned and used by the farmer in the operation of his farm, etc.) used in a farm operation.
 - B. One (1) panel, van, or pick-up truck used in the conduct of a conforming business activity being carried on in a residential or agricultural district. The board of adjustment may, if the need is evident, permit more than one (1) such vehicle if the town board and planning commission indicates it has no objection to the increase in the number of such vehicles. No limitation shall be placed on vans or pick-up trucks if they are used for private non-business or non-commercial recreational purposes.
 - C. A conditional use permit pursuant to section 4(g) 10. may be granted to permit the parking of commercial or industrial type vehicles in any zoning district except C-1 conservancy and A-E exclusive agricultural. In business districts where such vehicles are necessary to an otherwise permitted business or commercial use, a

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conditional use permit will not be required and there are no limitations as to the number of such vehicles which may be parked on the property except as may be hereinafter established under the provisions of the applicable zoning district.

4. Surfacing: Any off-street parking area, other than that provided for a residence, having a capacity for more than four (4) vehicles shall be surfaced and maintained in a dustless condition.
5. Screening: Any off-street parking area other than that provided for a residence, which abuts or faces a residence district shall provide a permanent planting screen, landscaped fence, or wall, at least four (4) feet in height, initially, along the side abutting or fronting on a residence district.
6. Offset: In any off-street parking area, no vehicle shall be allowed to park closer than ten (10) feet to the abutting lot line, except where more restrictive requirements apply.
7. Setback: No vehicle shall be parked closer than ten (10) feet to the base setback line.
8. Lighting: Lights provided in any parking area shall be hooded or beamed so as not to create undesirable glare or illumination of adjacent residential property.

(l) **Off-street Loading and Unloading**

1. Required: In any local business, general business, limited industrial or general industrial district an off-street loading space shall be provided, in addition to the defined off-street parking area, for every ten thousand (10,000) square feet or fraction thereof in excess of three thousand (3,000) square feet of building area, exclusive of storage area, used for commercial purposes.
2. Areas: Each such loading space shall have an area at least ten (10) feet wide by forty-five (45) feet long and with a minimum of fourteen (14) feet height clearance.

(m) **Mobile Homes, Recreational Vehicles and Trailers**

1. Human habitation prohibited: Except within an approved mobile home park or camp, no recreational vehicle, trailer or mobile home, shall be used for the purpose of human habitation, human habitation being defined as entering the mobile home for any purpose other than maintenance.
2. A permit for one (1) continuous six (6) month period allowing the human habitation of a mobile home or recreational vehicle on lands other than an approved mobile home park may be granted by the town board provided:
 - A. The habitation is accessory to the current construction of a principal structure owned by the same person who is applicant for the permit.
 - B. The waste disposal facilities and water supply facilities are approved by the Waukesha County Department of Parks and Land Use, Environmental Health Division.
 - C. This use shall not be allowed in a floodway or wetland.

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- D. If located in a floodplain, the mobile home, trailer, or recreational vehicle shall have the lowest floor elevation to the flood protection elevation, shall be anchored so that it does not float, collapse or move laterally during a flood.
- E. If located in a floodplain, the mobile home, trailer, or recreational vehicle shall provide continuous dryland access as required in Section 8(b)2.B.v.
- 3. Storage prohibited: No mobile home in excess of twenty-five (25) feet in length shall be located or stored on any property except in an approved mobile home park, unless completely enclosed in a structure.
- 4. Mobile home parks: Such uses shall not be permitted except in accordance with section 4.

(n) **Signs**

- 1. Use restricted: In any district no signs shall be permitted except as hereinafter specified by the regulations for that district.
- 2. Setbacks and offsets: In any district no sign other than those permitted in a residence or agricultural district shall be permitted closer than twenty (20) feet to the base setback line or to any other lot line, and any sign not directly related to the use of the premises on which it is located shall conform to the setback and offset requirements as would apply to a building in that district.
- 3. Hazards or nuisances prohibited: No sign, billboard, or other advertising media which creates a hazard or dangerous distraction to vehicular traffic, or a nuisance to adjoining residential property shall be permitted in any district.
- 4. Heights: No free standing sign shall exceed twenty (20) feet in height from the ground and no sign shall in any case exceed the maximum height limit for the district in which it is located.

(o) **Legal Nonconformity**

- 1. Existing use permitted: The existing lawful use of a building or premises at the time of the enactment of this ordinance or any amendment thereto may be continued although such use does not conform with the provisions of this ordinance for the district in which it is located, subject to conditions hereinafter stated and subject to conformance with s. 59.69(10) and (10m), Wisconsin Statutes.
- 2. Classification and regulation: For the purposes of administration, legal non-conformity shall be classified and regulated as follows:
 - A. *Non-conforming structures*:
 - i. No structure shall be modernized, expanded or enlarged except in conformity with the applicable district regulations or by order of the board of adjustment if such total repairs equal or exceed fifty (50) percent of the equalized assessed value.

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- ii. Where the damage to such a structure equals or exceeds fifty (50) percent of its equalized assessed value, it shall not be restored except in conformity with the applicable district regulations or by order of the board of adjustment.
 - iii. Nonconforming structures located in the floodplain shall be governed by the regulations of Section 8-Existing Floodplain Development Overlay District.
 - iv. The Zoning Administrator shall keep a record, which lists all known nonconforming structures and structures housing nonconforming uses, their equalized assessed value, the cost of all modifications or additions, which have been permitted, and the percentage of the structure's total equalized assessed value those modifications represent.
 - B. *Non-conforming use of structures and lands:*
 - i. No such use shall be expanded or enlarged.
 - ii. Upon petition to and approval of the county zoning agency, such use may be changed to another use provided the zoning agency determines that the new use would not result in a greater degree of non-conformity than the current use.
 - iii. When any such nonconforming use or the use of a nonconforming structure is discontinued for twelve (12) consecutive months or eighteen (18) cumulative months during a three-year period, any future use of the land or structure shall conform to the use regulations of the applicable district.
 - iv. When the damage to a structure which houses such non-conforming use equals or exceeds fifty (50) percent of its equalized assessed value, it shall not be restored for any use except in conformity with the applicable district regulations.
 - v. Total structural repairs or alterations to a structure housing a non-conforming use shall not equal or exceed fifty (50) percent of the equalized assessed value of the structure.
 - vi. Nonconforming uses in a floodplain or a nonconforming use of a nonconforming structure in a floodplain are governed by the regulations of Section 8-Existing Floodplain Development Overlay District.
 - C. *Non-conforming lots:* The size and shape of such lots shall not be altered in any way which would increase the degree of such non-conformity to the applicable district regulations.
- 3. Conditional use status: Subject to the provisions of section 4, conditional use status may be granted to existing legal non-conforming uses upon petition of the owner where such use is determined to be not adverse to the public health, safety, or welfare, would not conflict with the spirit or intent of the ordinance or would not be otherwise detrimental to the community

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and particularly the surrounding neighborhood. Such conditional use status shall be granted only with the approval of the plan commission and county zoning agency following a joint public hearing in the manner provided in section 40(b).

(p) **Prior permit**

1. Construction permitted: Nothing herein contained shall require any change in the plans, construction, size or designated use of any building or part thereof for which a building permit has been issued before the effective date of this ordinance and the construction of which shall have been substantially started within six (6) months from the date of such permit.
2. Subsequently non-conforming: Any such use which does not conform to the use regulations of the district in which it is located shall, however, subsequently be considered a legal non-conforming.

(q) **Swimming pool (as defined in section 2(b)).**

1. Use permitted: Above and below ground swimming pools are permitted in any district other than A-E or C-1 districts, subject to the following:
 - A. The pool must be intended to be used solely by the occupants of the principal use of the property on which the pool is intended to be located and their guests.
 - B. Any pool, together with its surrounding walks, patios, diving platforms, bathhouses, and accessory structures shall be so located that the parts of said complex are in conformity with the setback and offset requirements of the applicable district.
 - C. Walls or fences of at least four (4) feet in height shall be provided around the immediate area of the pool to act as a deterrent for unsupervised children gaining access to the pool. Where the pool is an above ground pool, no additional fence or wall shall be required if the walls of the pool are at least four (4) feet above the grade of the land completely surrounding it and extending at least five (5) feet from the walls of the pool. If an access ladder is provided, it shall be so designed so that it can be locked, tipped or otherwise placed to prohibit access to the pool by children.
2. Permit required: No swimming pool shall be constructed unless a zoning permit has been issued pursuant to section 3(b) of this ordinance.

(r) **Guesthouses**

1. Uses permitted: Guesthouses, as defined by this ordinance, are permitted in any district in which a single-family dwelling is permitted.
2. Permanent habitation prohibited: A guesthouse must be used only for occasional occupancy by guests of the owner, and shall not be leased or rented for human occupancy.
3. Accessory to a single-family dwelling: No guesthouse is permitted unless a single-family dwelling is already present on the lot. Only one (1) guesthouse per lot is allowed.
4. Area Requirements: No guesthouse is allowed unless the lot upon which the guesthouse is

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to be located is at least double the minimum area and lot width requirements of the district. This requirement is intended to prevent the creation of a non-conforming lot in the event that the guesthouse is sold.

5. Building location: A guesthouse must be able to meet the minimum setback, offset and open space requirements of the district in which it is located. This requirement is intended to prevent the creation of a non-conforming structure in the event that the guesthouse is sold.
6. Floor area: The floor area of a guesthouse may be any size. In order to sell a guesthouse as a separate unit, its floor area must conform with the district regulations in which it is located.
7. Access provisions: In the event that a guesthouse is sold as a parcel separate from the single family dwelling, there must be direct access to a public road. If this is impossible, the plan commission and county zoning agency may approve a private easement to a public road if the following requirements are met:
 - A. The private easement is at least thirty-three (33) feet for one (1) family and sixty-six (66) feet for two (2) families.
 - B. The creation of a private drive would not adversely affect existing or future development of the area.
 - C. The private drive would insure safe and continuous access for public service vehicles, and those properties served by such easement.

(s) **Boathouses**

1. Use permitted: Boathouses, as defined by this ordinance and in section 30.01(1d) of the Wisconsin Statutes, are permitted in any district abutting a public or private body of water in which a single-family dwelling is permitted by right and subject to the terms and the conditions set forth herein and section 30.121 of the Wisconsin Statutes. Said boathouse may be used for the storage of marine and accessory items used by the occupants of the lot. Said boathouse shall be placed on a permanent foundation extending below the frost line or a concrete slab and shall contain at least two hundred (200) square feet in area to be considered a boathouse.
2. Habitation prohibited: A boathouse may not be used for human occupancy or habitation. A boathouse may contain limited plumbing facilities for occasional use and convenience of the occupants of the lot such as having a toilet facility or shower facility convenient for users of the lakefront, but under no circumstances may the boathouse be used for human habitation, human habitation being defined as utilizing the building for occupancy for overnight living or longer periods of time and including the aggregate of normal living activities such as lounging, cooking, eating, sleeping, etc. No boathouse may contain more than one-story and shall not exceed fifteen (15) feet in total height as measured to the peak of the roof from the average grade surrounding the structure.
3. Accessory to a single family dwelling: No boathouse is permitted unless a single-family dwelling is already present on the lot. Only one (1) boathouse per lot is allowed.

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4. Building location: A boathouse shall not be located closer than five (5) feet to the ordinary high water mark or further than fifty (50) feet from the ordinary high water mark. A boathouse shall not be located within the floodplain and/or wetland. Its location relative to offsets shall be in accordance with the standards set forth in section 3(h) 2. of this ordinance.
5. Flat roofed surfaces of boathouses may be used as open recreational living areas but shall not be permanently enclosed. Canopies, railings, and access stairs shall be considered ordinary appurtenances.
6. The maintenance and repair of nonconforming boathouses which extend beyond the ordinary high water mark of any navigable water, shall be required to comply with section 30.121 of the Wisconsin Statutes.
7. Boathouses prohibited: No boathouse shall be allowed on any lot which is less than 15,000 square feet in size or any lot having a minimum average width of less than 100 feet.

(t) **First Amendment Protected Adult-oriented Establishments**

1. Findings of Fact.
 - A. The Board finds that Adult-Oriented Establishments, as defined in this ordinance, require special zoning in order to protect and preserve the health, safety, and welfare of the County.
 - B. Based on its review of studies conducted in Phoenix, AZ, Garden Grove, CA, Los Angeles, CA, Whittier, CA, Indianapolis, IN, Minneapolis, MN, St. Paul, MN, Cleveland, OH, Oklahoma City, OK, Amarillo, TX, Austin, TX, Beaumont, TX, Houston, TX, Seattle, WA and the findings incorporated in City of Renton v. Playtime Theaters, Inc., 475 U.S. 41 (1986), Colman A. Young v. American Mini-Theaters, Inc., 427 U.S. 50 (1976), the Board finds that there is convincing evidence that the secondary effects of Adult-Oriented Establishments include an increased risk of prostitution, high-risk sexual behavior, crime, and other deleterious effects upon existing businesses and surrounding residential areas, and decreased property values.
 - C. The Board intends to control the impact of these secondary effects in order to protect the health, safety, and welfare of the citizenry; protect the citizens from increased crime; preserve the quality of life; preserve the property values and character of surrounding neighborhoods and areas.
 - D. It is not the intent of the Board to suppress any speech activities protected by the First Amendment, but to enact a content-neutral ordinance which addresses the secondary effects of Adult-Oriented Establishments while providing an outlet for First Amendment protected activities.
 - E. In order to minimize and control the secondary effects of Adult-Oriented Establishments upon the County, it is the intent of the Board to prevent the concentration of Adult-Oriented Establishments within a certain distance of each other and within a certain distance of other specified locations which

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are incompatible with and would suffer from the secondary effects of Adult-Oriented Establishments.

- F. Based upon its review of materials linking alcohol consumption and high-risk sexual behavior and materials linking alcohol consumption and crimes such as sexual assault, the Board finds that a geographic separation of Adult-Oriented Establishments from alcohol beverage licensed premises is warranted.

2. Location of first amendment protected adult-oriented establishments.

- A. The First Amendment and other provisions of the United States Constitution, as interpreted by the United States Supreme Court and other courts, require that Adult-Oriented Establishments, as defined by this ordinance, are entitled to certain protections, including the opportunity to locate in shorelands and floodlands governed by this ordinance. Therefore, an Adult-Oriented Establishment shall be an allowed use in the A-B, B-4 and Q-1 zoning districts and shall be a prohibited use in any other zoning district. The Adult-Oriented Establishment may locate in the specified districts only if an Adult-Oriented Establishment License has been granted by a town or municipality within the County which is subject to this ordinance, and all the requirements of this section and the applicable zoning district's regulations are met.
- B. Adult-Oriented Establishments shall be located at least 1,000 feet from:
 - i. any residential district line, playground lot line, or public park lot line;
 - ii. any structure used as a residence, place of religious worship, public or private school, or "Youth Facility" as defined in the County's Zoning Ordinance;
 - iii. any other structure housing an Adult-Oriented Establishment;
 - iv. any structure housing an establishment which holds an alcohol beverage license.
- C. Distance requirements are to be measured in a straight line in any direction regardless of intervening structures, from the structure housing the Adult-Oriented Establishment to the residential district boundary lines, to the lot line of any lot used for a park, playground, or any structure listed in 2.B. (ii. – iv.) above.
- D. The measurements from a structure shall be taken from the farthest point a structure extends in the direction of the measurement, including overhanging roofs or similar projections.
- E. For Adult-Oriented Establishments located in conjunction with other buildings such as in a shopping center, and clearly separate from other establishments, measurements shall be taken from the boundaries of the space occupied by the Adult-Oriented Establishment.

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- F. For any Adult-Oriented Establishment located above ground level in a multi-story structure and clearly separate from other establishments within the structure, the distance measurements shall be taken from the ground floor public entrance/exit nearest the Adult-Oriented Establishment (excluding emergency exits).
- G. A licensed Adult-Oriented Establishment is not disqualified from holding an Adult-Oriented Establishment License by the subsequent location of any of the establishments described in (B), above, within 1,000 feet of the licensed premises after the grant or renewal of its license. This provision applies only to renewal of an existing license and does not apply when an application for a license is submitted after a license for that location has not been renewed or has been revoked.

(Ord. No. 141-44, § XIX, 7-22-86)

(Ord. No. 141-44 § XXI-XXVIII, 7-22-86)

(Ord. No. 141-44, § XX, 7-22-86)

(Ord. No. 141-44, §§ XXXVI-XXXVIII, 7-22-86)

(Ord. No. 141-44, §§ XXXIX, XL, 7-22-86)

(Section 3(b) 3., formerly section 3.02(3), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 3(c) 1., formerly section 3.03(1), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 3(c) 4., formerly section 3.03(4), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 3(c) 6., formerly section 3.03(6), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 3(d) 1., formerly section 3.04(1), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 3(d) 5.B., formerly section 3.04(5)(B), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 3(d) 5.C., formerly section 3.04(5)(C), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 3(d) 5.D., formerly section 3.04(5)(D), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 3(d) 6.A.i.g., formerly section 3.04(6)(A)1(g), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 3(d) 8., formerly section 3.04(8), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 3(d) 9., formerly section 3.04(9), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 3(d) 11., formerly section 3.04(11), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 3(e) 1., formerly section 3.04a(1), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 3(h) 1.A.i., formerly section 3.08(1)(A)1, was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 3(h) 1.D., formerly section 3.08(1)(D), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 3(h) 1.L., formerly section 3.08(1)(L), was created by Enrolled Ordinance 159-70, effective 12-12-04.)

(Former section 3.08(1)(J) was repealed by Enrolled Ordinance 159-70, effective 12-12-04.)

(Former section 3.08(K) was repealed by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 3(h) 2.A., formerly section 3.08(2)(A), was created by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 3(j) 2.E., formerly section 3.10(2)(E), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 3.19(7) was created by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 3(j) 2.E. was amended by Enrolled Ordinance 160-02, effective 05-13-05.)

(Sections 3(c)2, (d)3, (e)3, 3(h)2.A.iv, (i), 3(j)4, and (m)2.B were amended by Enrolled Ordinance 161-12, effective

07/13/06)

(Sections 3(a), (b), (c)1, (c)2, (d)5, (d)6, (h)1.I, (k)2, (m), (o), (s)1 and (s)4 were amended by Enrolled Ordinance 163-55,

effective 11/13/08)

SECTION 4 CONDITIONAL USES

(a) **Approval required**

Certain uses and situations which are of a special nature, or are so dependent upon actual contemporary circumstances as to make impractical the predetermination of permissibility or the detailing in this ordinance of the specific standards, regulations, or conditions which would permit such determination in each individual situation, may be permitted as conditional uses.

(b) **Application**

Application for conditional use permits may be made by an individual property owner or group of

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owners or by a municipality, lake management district, sanitary district or similar agency on behalf of a larger property area where said proposal may benefit a larger group or entire community. Application shall be made in triplicate to the county zoning administrator and shall include:

1. A map (preferably a topographic map) in triplicate, drawn to a scale of not less than two hundred (200) feet to one (1) inch, showing: the land in question; its legal description and location; location and use of existing buildings, sanitary systems and private water supplies on such land; the high water elevation of any navigable waters within one hundred (100) feet of the boundaries of the land in question; the proposed location and use of any buildings; sanitary systems and private water supplies on such land and within one hundred (100) feet of the land in question.
2. Names and complete mailing addresses, including zip codes, of the owners of all properties within three hundred (300) feet of any part of the land included in the proposed change. When the project is to include a larger area and number of property owners and the applicant is the municipality or other governmental agency representing a large number of properties, the necessity of including names and addresses for the owners of land within three hundred (300) feet of the project area is not required although there must be a listing of all properties directly included by the project. Notice of hearing will only be required to be sent to the community, WDNR and other agencies of government as set forth elsewhere in this ordinance as well as the class 2 type notice to be published in the paper.
3. Additional information as may be required by the county zoning agency, the county health department or the town plan commission.
4. A fee, as may be established and periodically modified under section 41(a) 4. shall accompany each application, except those submitted by a governmental body or agency. Such fee shall be paid by cash, check or money order to the Waukesha County Park and Planning Commission to defray the cost of official notification and posting of the public hearing. Costs incurred by the county zoning agency in obtaining legal, planning, engineering and other technical and professional advice in connection with the review of conditional use applications and preparation of conditions to be imposed on such uses shall be charged to the applicant, and if required by the county zoning agency, a fee covering such costs shall accompany the application.
5. Where necessary, to comply with certain regulations established by the Wisconsin Statutes and the federal government, applications will be required to be submitted to the WDNR and the U. S. Army Corps of Engineers.

(c) **Public Hearing**

Upon receipt of the application, the foregoing data and fees, the Zoning Administrator shall establish a date for a joint public hearing by the Town Plan Commission and the County Zoning Agency, or its designee, and shall publish notice of said hearing once each week for two (2) consecutive weeks in a newspaper of general circulation in the area of the proposed conditional use. Notice of the public hearing shall be given by first class mail to the owners of all lands within three hundred (300) feet of any part of the land included in such conditional use at least seven (7) days before such public hearing. An exception to this requirement for notice to surrounding property owners is that for projects which are applied for and the responsibility of the municipality or other governmental agency as mentioned in section 4(b), notice is not required to be mailed to each affected property owner or those who own property within three hundred (300) feet of the project area. All other

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requirements for notice shall be provided as specified herein.

A copy of the notice of public hearing along with pertinent information relative to the specific nature of the matter (copy of application and map) shall be transmitted without delay to the Town Clerk by first class mail not less than ten (10) days prior to the date of the hearing. Testimony of all interested parties will be recorded at the public hearing and the Town Plan Commission shall take action within thirty (30) days, to either recommend approval or disapproval of the application along with any recommended conditions of approval or reasons for recommending denial. If additional time is necessary beyond the thirty (30) days referred to above, unless time is extended, such time may be extended with the consent of the petitioner. The action of the Town Plan Commission, and any conditions made applicable thereto, shall then be sent in writing to the County Zoning Agency. In the case of conditional use applications for a cemetery or mausoleum, the recommendation of the Town Plan Commission must first be submitted to the Town Board for official action of that body before transmittal to the County Zoning Agency.

(d) **Final review and approval**

The county zoning agency shall review the proposal as submitted along with requirements as may be established by the WDNR and any applicable federal requirements. Any conditions as may be deemed necessary by the federal government, the state, the town plan commission or the county zoning agency shall be made an integral part of the permit. The applicant and any deviation shall comply with these conditions or alteration of the conditions set forth in the permit shall constitute a violation of the terms of the conditional use permit. Such violation shall constitute a violation of this ordinance and will be subject to prosecution and penalties under the terms of this ordinance. Notification of county zoning agency action on conditional uses shall be sent to the WDNR within ten (10) days of the approval by the county zoning agency.

(e) **Application for change of conditional use permits**

If any holder of a conditional use permit wishes to extend or alter the terms of said permit, he must apply for such extension or alteration through the procedure of application for conditional use permits as detailed herein.

(f) **Expiration or modification of conditional use status**

Conditional use status will terminate when, after public hearing, and a class 2 notice is published and notice provided the town and the owner of the subject property, the plan commission and county zoning agency determine any of the following:

1. The conditional use has not continued in conformity with the conditions of the permit.
2. A change in the character of the surrounding area or if the conditional use itself causes it to be no longer compatible with surrounding uses.
3. The conditional use has been discontinued for a period of twelve (12) consecutive or eighteen (18) cumulative months during a three-year period. A business of a seasonal nature shall not be deemed discontinued during periods in which it is normally inactive (i.e., summer camps, ski hills, quarries, marinas, etc.)

Upon a determination or finding by the town and/or county being made that the use must be terminated or a change in the use or conditions of use upon which the use or operation exists, is necessary, the owner of the premises shall be required to bring all lands and structures into conformity with the permitted use regulation of the zoning district in which the property is located

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within sixty (60) days from such a determination, unless such time is extended by mutual agreement of the town and/or county. When changes in use or conditions of use are found to be more appropriate by the town and/or county, any changes or required improvements or changes to the use or operation as set forth by the town and/or county, shall be made within sixty (60) days unless such time is specifically extended by mutual agreement of the town and/or county.

(g) **Conditional uses permitted**

Subject to the foregoing, in addition to such uses enumerated in the district regulations, the following may be permitted as conditional uses in the districts specified, provided further that a public hearing shall be held and the location, building and site plans and plan of operation shall be submitted to and approved by the town plan commission and the county zoning agency:

1. Airports, Landing Fields and Take Off Strips: In all Agricultural, AD- 10, RRD-5 and non-wetland C-1 Conservancy districts, except that in the A-P Agricultural Land Preservation District, the A-T Agricultural Land Preservation Transition District and the A-E Exclusive Agricultural Conservancy district, the aviation use must be agriculturally or municipally related, subject to the approval of:
 - A. Building and site plans and a plan of operation for the conduct of the use.
 - B. Review and approval by the Federal Aviation Administration and/or the State of Wisconsin Bureau of Aeronautics or a letter waiving their approval or indicating such approval is unnecessary.
2. Animal Hospitals, Veterinarian Clinics, Commercial Kennels: In any district except C-1, A-E and E-C districts. However, animal hospitals and veterinarian clinics shall be permitted uses by right in the A-B Agricultural Business districts and business and industrial districts as long as such facilities do not include the operation of a commercial kennel. The following requirements shall be met:
 - A. The location, building and site plans, and a plan of operation shall be submitted to and approved by the Plan Commission and the County Zoning Agency.
 - B. Animal hospitals and clinics not involved in the operation of a commercial kennel may be permitted on lots of not less than one (1) acre and shall be in conformance with building location, height regulations and area regulations of the district in which such facilities are located. A commercial kennel operation shall not be permitted on parcels of less than three (3) acres and three hundred (300) feet of minimum average width.
 - C. No building other than one used only for residence purposes shall be closer than fifty (50) feet to the lot line of an adjoining lot in an Agricultural or Residential Zoning District. Where the buildings are to be used to board or house dogs in a commercial kennel, including outdoor kennel runs, such structures and fenced runs shall not be closer than one hundred (100) feet to an adjoining lot line.
3. Antique shops, gift shops, arts and craft studios and similar uses: Such uses are permitted uses by right in Business Districts and may be allowed as conditional uses in all other districts except A-P agricultural preservation, A-E exclusive agricultural and C-1 conservancy districts subject to the following:

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- A. The location, site, and building plans and plan of operation have been approved by the plan commission.
 - B. The plan commission and county zoning agency shall make a finding that such use is compatible with surrounding and nearby residential land uses which may be affected by the proposed use.
- 4. Automobile, Gasoline, and Service Station and Convenience Stores associated with gasoline sales: In B-2, and B-3 Business Districts and any Industrial District, subject to the following:
 - A. No gasoline pumps and accessory equipment shall be closer than fifteen (15) feet to the base setback line and fifty (50) feet offset to the side and rear yards. Underground or aboveground storage tanks shall conform with state standards.
 - B. No lighting installation shall be permitted which creates a hazard to traffic or a nuisance to surrounding property and all lights shall be shielded, baffled or shaded to avoid such hazard or nuisance.
- 5. Bed and Breakfast Facility: The intent is to provide travelers/guests with temporary accommodations and breakfast, for a fee, on a daily or weekly room rental basis, as an accessory use in any existing structure designed for and occupied as a single family residence in any district permitting single family residences subject to the following:
 - A. The location, building and site plan and a plan of operation shall be submitted to and approved by the Plan Commission and the County Zoning Agency.
 - B. Minimal outward modification of the structure or grounds may be made only if such changes are compatible with the character of the area or neighborhood and the intent of the zoning district in which it is located. For building with significant architectural or historical value, the architectural integrity and arrangement of existing interior spaces must be maintained and the number of guest rooms shall not be increased except as may be required to meet health, safety, and sanitation requirements.
 - C. Off-street parking shall be provided at the rate of one (1) parking space for each room rented and two (2) spaces for the owner/occupant. The front yard shall not be for off-street parking for temporary guests unless the parking area is screened from view with natural plant material, and found to be compatible with the neighborhood.
 - D. The number of rooms shall be limited to five (5) sleep-in rooms or less, excluding those used by the occupants of the facility, and no room may contain more than two (2) beds. There must be at least five hundred (500) square feet of gross interior floor area for each sleeping room. These facilities providing service to a greater number of guests are not considered "license exempt" under state law and must comply with state hotel/motel restaurant licensing procedures administered by the County or State Health Department. The issuance of such licenses shall not be considered as conferring non-conforming commercial status to the use which would either allow alteration of the facility or otherwise compel rezoning of the property for

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commercial use beyond the scope of this Section.

- E. One (1) on-premise sign may be allowed provided that such sign is compatible with the residential use of the site and its surrounding areas and is not more than fifteen (15) square feet in size with letter sizes not less than five (5) inches in height.
 - F. All necessary state and county permits, certifications, or requirements shall be obtained as a condition of approval of a bed and breakfast service.
 - G. Room rentals to families or individuals shall not exceed fourteen (14) consecutive days during any thirty day (30) period.
 - H. The bed and breakfast facility must be accessory to and contained within the single family dwelling occupied by the owner (e.g., not a manager) of said premises.
 - I. The only meal to be provided to travelers/guests shall be breakfast and it shall only be served to guests taking lodging in the facility.
 - J. The Waukesha County Department of Parks and Land Use, Environmental Health Division shall examine both the water system and the sewage disposal system, and shall conduct a general health and safety inspection of the proposed facility. The Department of Parks and Land Use may impose any conditions required to ensure that all necessary health and safety standards have been met. The applicant shall not: initiate any construction activity and other improvements related to the bed and breakfast facility; or begin operation of the facility until a determination, in writing, by the Department of Parks and Land Use that the necessary inspections have been completed and any deficiencies have been corrected. The proprietor shall have a water quality evaluation conducted by a recognized water testing laboratory on an annual basis following the certification of adequacy by the Department of Parks and Land Use. The results of that test shall be submitted to the Department of Parks and Land Use with a copy to the Zoning Administrator. All requirements must be incorporated into the terms of the conditional use permit.
6. Business Park and Shopping Center Uses: In the B-P and B-4 zoning districts certain uses may be allowed as a conditional use, as those uses or situations are of such a special nature of are so dependent upon the actual circumstances that it is impractical to allow them as a permitted use by right. In evaluating the proposed use, the Town and County Plan Commissions shall base their action on whether or not the proposed use will violate the spirit or intent of the ordinance, be contrary to the public health, safety or general welfare, be hazardous, harmful, noxious, offensive or a nuisance by reason of noise, dust, smoke, odor, traffic congestion, incompatibility of uses, or other similar factors or for any other reason causes substantial adverse effect on the property values and general desirability of the neighborhood or the center. The following considerations shall be utilized in the determination of the appropriateness of the contemplated uses by the Town and County:
- A. The Town and County Plan Commissions must review and approve all existing and proposed uses and the Plan of Operation.
 - B. The economic practicality of the proposed use.

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- C. The proposed use shall be served by adequate off-street parking, loading and service facilities.
 - D. The proposed use shall not create an adverse effect upon the general traffic patterns, circulation or adjoining property.
 - E. The architecture, landscape, lighting and general site development shall be compatible with the surrounding neighborhood and uses.
 - F. The use may be granted with any reasonable conditions deemed necessary by the Town and County Plan Commissions.
 - G. The proposed development shall have adequate drainage and stormwater retention facilities, sewage and water facilities. Restrictions may be placed on uses without public sewer.
 - H. The intended use complies with the locally adopted Land Use Plan.
7. Cemeteries and Mausoleums for the Burial of Human Remains Only: In any district except in C-1, A-E and E-C district subject to the approval of the Town Board following recommendations of the Plan Commission.
8. Churches, Synagogues and Other Buildings for Religious Assembly: In any district, except in C-1, A-E and E-C districts subject to the following requirements:
- A. A floor area ratio of no more than 50% be allowed.
 - B. Off-street parking be provided for one (1) automobile for each four (4) seats provided in the main assembly of the building.
 - C. Such use shall conform to the setback, height, and double the offset requirements of the district in which it is located.
 - D. The height limitation may be extended to a maximum of fifty (50) feet provided the minimum required setbacks and offsets shall be increased two (2) feet for every additional foot of height in excess of the permitted maximum in that district. The aforesaid height regulation shall not apply to the spire or belfry of a church except where airport safety zone regulations specifically limit the maximum height.
9. Commercial fish or bait ponds or hatcheries: In any district subject to the following:
- A. No such use shall be permitted on a lot less than five (5) acres in area and no such use shall be permitted in a floodplain and/or wetland unless the applicable requirements of Section 7 of this Ordinance are met and all State and Federal permits are obtained.
 - B. No building other than one, used only for residence purposes shall be closer than fifty (50) feet to the lot line of an adjoining lot in a district permitting residential use.

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10. Commercial Truck Parking: Such uses are permitted by right in B-3, Industrial and Quarry districts. In all Residential, Agricultural, B-1 and B-2 Business districts except the E-C Environmental Corridor District subject to the following:
- A. The parking and the storage of commercial type vehicles, dump trucks, school buses, construction vehicles, semi trailers and tractors may be allowed as long as the vehicle is owned or leased and operated by the owner or occupant of the premises. No such use shall be allowed on any parcel, except as may front directly upon and have access to an arterial or collector street as defined herein.
 - B. No more than one (1) such vehicle shall be allowed to be parked or stored on the occupant's property and no more than two (2) additional construction vehicles (backhoes, front end loaders, grading equipment, etc.) shall be allowed. Such vehicles shall be fully operative and in active use. Where considered appropriate, two (2) trailers may be allowed, but in no case may there be more than one (1) semi-tractor or "cab" unit.
 - C. No such vehicle shall be allowed to be parked or stored closer than fifty (50) feet to any adjacent lot line, and not closer than one hundred (100) feet from the base setback line. In the case of refrigerator trucks, the refrigeration unit may not be operated in the open if said truck is parked closer than five hundred (500) feet to the nearest neighboring residential property line.
 - D. In determining whether or not the proposed conditional use permit should be issued, a determination of compatibility with adjacent land uses shall be made by the Town Plan Commission and County Zoning Agency in issuing this conditional use permit. If it is determined that it would in any way be incompatible and represent an adverse effect or nuisance to adjacent land uses, the conditional use permit shall not be issued.
 - E. The conditional use permit shall be reviewed every two (2) years by the Town Plan Commission in order to determine conformance with the terms of the permit and if it is determined that the use is no longer compatible with adjacent land uses as they develop in the vicinity, the conditional use permit may be revoked in accordance with the revocation procedures contained in this Ordinance.
11. Contractor's Yard: In A-1 Agricultural Districts, A-5 Mini-Farm District, B-3 General Business District, Q-1 Quarry District, or Industrial Districts subject to the following:
- A. The minimum lot area shall be at least five (5) acres.
 - B. All buildings used in the conduct of the business shall be located at least one hundred (100) feet from the lot line of an adjoining lot in a residential district or at least fifty (50) feet from a lot line of an adjoining lot in any other district.
 - C. No such use shall be allowed on any parcel, except as may front directly upon and have access to an arterial or major collector street, as defined in the Waukesha County Shoreland and Floodland Subdivision Control Ordinance or within an established industrial park, where the roads can accommodate the heavy equipment.

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- D. A planting screen at least ten (10) feet high in initial height shall be provided between any abutting property line and the proposed use. The plan commission or the zoning agency may increase or decrease the planting screen requirements as may be deemed appropriate.
 - E. In determining whether or not the proposed conditional use should be approved, the plan commission and zoning agency shall make a determination that the proposed conditional use is compatible with adjacent land uses. If it is determined that the proposed conditional use would in any way be incompatible with the adjacent land uses or represent an adverse effect or nuisance to adjacent land uses, the proposed conditional use shall not be approved.
 - F. A Site Plan and Plan of Operation shall be submitted to the plan commission and zoning agency for review and approval and must include the type and quantity of equipment and vehicles owned or leased by the property owner, the storage of materials, and hours of operation.
12. Fur Farms, Pig Farms, Creameries, Condenseries, Commercial or Custom Grain Drying Operations: In A-1, A-B, A-0, A-5 and A-6 districts. Commercial or custom grain drying, poultry and/or egg production are considered permitted uses by right in the A-B Agricultural Business district and conditional uses in A-1, A-B, A-0, A-5, and A-6 districts. The following minimum requirements shall be complied with in the granting of conditional uses under this Section:
- A. The location, building and site plans, and plan of operation shall be subject to the review and approval of the town plan commission.
 - B. No building other than one used only for residential purposes shall be located closer than one hundred (100) feet to the lot line of an adjoining lot in a residential district. In all other cases a minimum offset of fifty (50) feet shall be maintained.
 - C. Although the ordinance does not prescribe exactly how a plan of operation is to be put together, of particular interest to the plan commission will be the method by which animal waste will be handled in a safe and healthful manner. No such consideration or approval will be granted on a lot of less than five (5) acres in size.
13. In-Law Unit: In any Residential, Agricultural, B-1 or B-2 zoning district subject the following:
- A. The location, building plan, site plan and plan of operation shall be submitted to and approved by the Plan Commission and the County Zoning Agency.
 - B. The Waukesha County Department of Parks and Land Use, Environmental Health Division shall certify that the septic system will accommodate the proposed use and in accordance with COMM 83, County and State Sanitary Codes.
 - C. Maximum living area of the in-law unit shall not exceed eight hundred (800) square feet and shall contain no more than two (2) bedrooms. There shall be an additional parking space for the in-law unit. There shall be no more than one (1) in-law unit

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per single family lot.

- D. Architecture of the residence shall be compatible with the adjacent residential neighborhood and shall appear to be a single family residence. All other appropriate zoning district requirements for the principal living unit shall be complied with. A common entrance to the residence and in-law unit should be designed into the structure so that a separate front entrance off of the common entrance is available and the structure does not appear to be a duplex.
 - E. The Plan Commission and the County Zoning Administrator shall determine if it is appropriate to have an interior door between the in-law unit and the principal residence.
 - F. A Deed Restriction shall be filed in the Waukesha County Register of Deeds Office and a copy of the recorded document presented to the Building Inspector prior to issuance of the Building Permit. This Deed Restriction shall state that the in-law unit is to be occupied by persons related by blood or marriage to the family occupying the principal unit and that the Conditional Use is not transferable without formal approval of the Plan Commission and the County Zoning Agency without necessity of a public hearing and that the unit will be used as intended.
14. Land-altering Activities: Land-altering activities in excess of those limits set forth in section 3(d) 5. of this Ordinance may be permitted as a conditional use in any district, except the C-1 Conservancy District unless rezoned, in accordance with Section 39 of this Ordinance, to allow such activity.
- A. Highway construction which may be exempted by Wisconsin statutes by a written Memorandum of Understanding between the WDNR and Department of Transportation for a specific highway project, home construction and the attendant limited grading and fill necessary to achieve positive drainage away from the foundation and dredging as may be allowed in section 3(d) 5. of this Ordinance and minor grading as defined in the Ordinance, shall be excluded from regulation under this provision, but may be regulated elsewhere under this Ordinance.
 - B. The above land-altering activities permitted as a conditional use shall be subject to the following:
 - i. Detailed plans, at a scale of not less than 1" = 100', of the project including areas to be graded, filled or otherwise altered along with seeding and/or vegetation plans and planting schedule and erosion and sedimentation practices to be employed shall be submitted for review and approval.
 - ii. No such use shall create flooding, concentrated runoff, inadequate drainage, unfavorable topography, excessive erosion and sedimentation, or restrict navigation in navigable waters.
 - iii. Such use shall comply with any ordinances or regulations established by a town and other county regulation as well as Chapter 30, 87, and 281 of the Wisconsin Statutes and any federal regulations.

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- iv. Such use conforms to sections 3(d) 4., 5. and 9. of this Ordinance.
 - v. If a rezoning is required, the procedure established in this Ordinance shall be complied with and the amendment to any other appropriate zoning district shall be approved.
 - vi. The proposed grading and land-altering activities shall conform to the Waukesha County Storm Water Management and Erosion Control Ordinance and a permit under that ordinance must be received from the Waukesha County Department of Parks and Land Use, Land Resources Division prior to the issuance of the conditional use permit.
15. Legal non-conforming uses: In any district as provided by section 3(o).
16. Limited Family Business: The purpose and intent of this section is to provide a listing of procedures and standards of operation for limited family businesses that may operate in an attached garage or detached accessory building under a conditional use permit in residential or agricultural districts.
- A. A conditional use permit for a limited family business is designed to accommodate small family businesses without the necessity for relocation or rezoning, while at the same time protecting the interest of the adjacent property owner and any future development of the area. Any expansion of the limited family business will be subject to an amendment to the conditional use permit and, if said amendment is denied, the conditional use permit would either terminate or the expansion could not take place.
 - B. All employees, except one full-time equivalent, shall be members of the family residing on the premises.
 - C. The plan commission and zoning agency shall determine the percentage of the property that may be devoted to the limited family business and the more restrictive determination shall apply.
 - D. The limited family business is restricted to a service oriented business or home occupation business and is prohibited from manufacturing or assembling products. The sale of products on the premises which are not produced by the limited family business is prohibited. The sale of products available for sale as accessories to the business may be permitted or limited by specific conditions in the conditional use permit (i.e. hair care products such as shampoo and conditioners normally associated with a business that cuts or styles hair).
 - E. The conditional use permit shall restrict the number and types of machinery and equipment the limited family business operator may be allowed to bring onto the premises and whether the machinery and equipment must be stored inside a building.
 - F. The structures used in the limited family business shall be considered to be residential accessory buildings and shall meet all the requirements for such

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buildings. The design and size of the structures are subject to conditions in the conditional use permit.

- G. The conditional use permit shall automatically expire and terminate on the sale of the property or its transfer to a non-occupant of the property.
- H. The limited family business shall not operate on a parcel having less than the minimum parcel size for the district in which it is located. For certain uses which are determined by the town and county to have a potential adverse affect on adjacent residential zoned properties, additional requirements regarding location and site standards (i.e. screening) may be required as conditions of the use.

17. Marinas and boat liveryes: In any residential or business district subject to the following:

- A. Such use shall be located at least five hundred (500) feet from the nearest public bathing beach or park.
- B. Such use is designed and constructed so as to not interfere with adjacent riparian owners' uses of the water for swimming, fishing, or boating; nor interfere or obstruct the public's free navigation.
- C. The minimum lot area shall be one (1) acre with a minimum width of lot not less than one hundred fifty (150) feet.
- D. Sewerage disposal field shall be located not closer than one hundred (100) feet from the ordinary high water mark.
- E. Fuel pumps shall be located two (2) feet above the regional flood elevation and be located outside of the floodway. Fuel storage tanks shall be located not closer than fifty (50) feet from the ordinary high water mark, shall be located above ground and shall be adequately screened and fireproofed. The offset requirements for fuel pumps shall be at least twenty (20) feet from the side lot line and storage tanks shall be located no closer than fifty (50) feet from any side lot line. All other locational requirements shall conform to the requirements of the district in which the use is located.
- F. No lighting installation shall be permitted which creates a hazard to traffic or nuisance to surrounding properties.
- G. No arcade as defined herein shall be permitted unless specifically authorized by the conditional use permit.
- H. No pier may be permitted to extend beyond the pierhead line if established. The total length of all piers, and T's or L's extending from the pier may not exceed the total length of the lake frontage of the property and in no case greater than one hundred fifty (150) feet from shore.
- I. Any other condition of operation such as long term boat storage, launching, or other associated commercial activity on the site may be considered for inclusion in the

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terms of the permit in order to make the facility compatible with the neighborhood and the lake and to meet the spirit and intent of the Ordinance.

18. Mobile home parks and camps: In any district other than the agricultural districts, conservancy, exclusive agricultural, suburban estate or residential districts subject to the following:
- A. The provisions of all other trailer camp or mobile home ordinances shall be met.
 - B. No such use shall be allowed unless municipal sewerage facilities are used or unless the minimum lot size per family is one-half acre having a minimum width of not less than one hundred twenty (120) feet, offsets at twenty (20) feet and a setback of fifty (50) feet.
 - C. Owners or operators of all mobile home parks and camps shall provide adequate surface drainage to minimize flood damage, prepare and secure approval and file an evacuation plan, indicating vehicular access and escape routes, with local emergency management authorities.
 - D. In existing mobile home parks, all new mobile homes on existing pads, and substantially improved homes shall have the lowest floor elevation to the flood protection elevation, be anchored so they do not float, collapse or move laterally during a flood.
 - E. New mobile home parks and camps are not allowed. Replacement and substantially improved manufactured homes shall meet the residential development standards provided in Section 8-Existing Floodplain Development Overlay District.
19. Motels and Hotels: In the B-1 Restricted Business District and B-2 Local Business District only, subject to the following:
- A. No such use shall be permitted on a lot less than three (3) acres in area.
 - B. Off-street parking shall be required in accordance with section 3(k) 1.J. of this Ordinance.
 - C. No building shall be closer than fifty (50) feet to the lot line of an adjoining lot in a district permitting residential use.
 - D. All provisions of the motel ordinance of the town shall be complied with.
 - E. All provisions of the County Community Health Code shall be met.
20. Multiple Family Units: In the R-3 Residential District, B-1 Restricted Business District, AD-10 Agricultural Density District, RRD-5 Rural Residential Density District, A-5 Mini Farm District or in a Planned Unit Development which may be allowed pursuant to section 4(g) 22. of this Ordinance, subject to the following:
- A. Only a duplex (2-family residential use) may be allowed in the AD-10 Agricultural Density District and the RRD-5 Rural Density District.

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- B. Only a duplex (2-family residential use) may be allowed in a A-5 Mini Farm District and only if the duplex is proposed to be made by conversion of a farm dwelling that existed at the time of the adoption of this original Ordinance (July 30, 1970).
 - C. The location and building plans, and a Site Plan and Plan of Operation shall be submitted to and approved by the plan commission and zoning agency.
 - D. The minimum lot area shall be determined by the number of units to be constructed. The number of units shall be based on a density of one (1) unit for each fifteen thousand (15,000) square feet of land area, exclusive of wetlands, floodplains, or lands zoned C-1. Where the use will be served by municipal sewage facilities, the density requirements can be increased to a minimum of ten thousand (10,000) square feet per unit and eight thousand (8,000) square feet if both municipal sewer and water service is available. The density may be further increased if the requirements of section 3(f) 4. are met. The width of the lot shall be increased as the size of the lot increases in order to avoid excessively long and narrow lots and shall, however, be no less than one hundred and eighty (180) feet in width. The amount of green space on the property, exclusive of parking areas, driveways, roads and other paved or impervious areas, shall be five thousand (5,000) square feet per unit.
 - E. The manner in which the units are to be serviced with sewage disposal is subject to approval by the State Department of Commerce and the Waukesha County Department of Parks and Land Use, Environmental Health Division prior to any approval of the proposed conditional use by the plan commission and the zoning agency.
 - F. The minimum floor area per unit shall be nine hundred (900) square feet for one bedroom units, one thousand (1,000) square feet for two-bedroom units, and one thousand one hundred (1,100) square feet for three-bedroom units.
 - G. Architectural review of the project may be required by the plan commission and zoning agency.
 - H. There shall be two (2) off-street parking spaces required for each dwelling unit. The location and arrangement of these parking spaces shall be subject to the approval of the plan commission and the zoning agency.
 - I. The offset, setback and landscaping requirements are subject to approval by the plan commission and the zoning agency. However, the offset requirements shall not be reduced to less than twenty (20) feet from any lot in a residential district. The road setback minimum shall be fifty (50) feet. The maximum height shall not exceed thirty five (35) feet. Additional height may be permitted if the offset and setback requirements are increased by one (1) foot for each additional one (1) foot in height beyond thirty-five feet.
21. Outdoor theater: In local and general business districts subject to the following:
- A. No portion of the theater area shall be closer than two hundred (200) feet to the base

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setback line or closer than two hundred (200) feet to the lot line in a district permitting residential use.

- B. A planting screen at least forty (40) feet in width and at least six (6) feet high shall be provided along any lot line abutting a district permitting residential use.
- C. Additional highway width sufficient to provide for the safe control of traffic at the theater entrance shall be dedicated and the necessary highway improvements constructed to provide for a divided roadway, with adequate reservoir area in the center strip to shelter cars entering the theater.

22. Planned Unit Development: Due to increased urbanization and the associated greater demands for open space and the need to create a more desired and creative living environment than would result through the strict application of the standard zoning requirements, it is herein provided that there by flexibility in the regulations governing the development of land. This provision is intended to encourage planned unit development in directions which will recognize both the changes in design and technology in the building industry and the new demands in the housing market. It is intended that these provisions create imaginative and interesting communities with substantial open area owned in common or dedicated to the public and for the enjoyment of the residents, and will encourage a more efficient and desirable use of the land and open space areas thereby resulting in more variety of the physical development of the County.

An overall development plan showing how the above objectives are to be achieved must be submitted to the Plan Commission and the County Zoning Agency for review and approval. This use is permitted in any district except A-E Exclusive Agricultural, A-B Agricultural Business, A-P Agricultural Land Preservation, AD-10 Agricultural Density, and the RRD-5 Rural Residential Density, except that no portion of any building lots or structures shall be allowed in the C-1 Conservancy district, subject to the following:

- A. Lot size, height, offset, setback, open space, floor area ratio, building size and building location requirements may be modified according to the following conditions:
 - i. That all sanitary provisions are approved by the Waukesha County Department of Parks and Land Use, Environmental Health Division.
 - ii. That the proposed development is in conformity with the Town comprehensive plan, is not contrary to the general welfare or economic balance of the community, and that the benefits and amenities of the resultant development justifies the variation from the normal requirements of the district.
 - iii. That all other requirements of planned unit developments are met as set forth in section 4(g) 22.
- B. Residential Planned Unit Development:
 - i. The following table may be utilized to compute the maximum dwelling unit

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density requirements of the P.U.D., except that areas which are Upland or Secondary Environmental Corridors are also subject to (b) below.

A-1	120,000 sq. ft. (2.75 acres) per dwelling unit
A-2	120,000 sq. ft. (2.75 acres) per dwelling unit
A-3	80,000 sq. ft. (1.84 acres) per dwelling unit
A-5	200,000 sq. ft. (4.59 acres) per dwelling unit
Environmental Corridor	5 acres per dwelling unit *
A-P	35 acres per dwelling unit
A-T	35 acres per dwelling unit
R-1a	39,000 sq. ft. (0.89 acres) per dwelling unit
R-1	39,000 sq. ft. (0.89 acres) per dwelling unit
R-2	25,000 sq. ft. (0.57 acres) per dwelling unit
R-3	15,000 sq. ft. (0.34 acres) per dwelling unit

* Calculation for Environmental Corridor shall occur as established in (b) below.

- ii. If all of the Upland, Primary and Secondary Environmental Corridor or Environmental Corridor zoned lands are preserved in their entirety within the public open space or common open space and preserved in its natural state, the density of one unit per five (5) acres may be added to the maximum number of dwelling units derived from utilizing the table above.
- iii. Lands currently zoned C-1 or A-E may not be used in formulating the density of the project. When lands border a lake or other public body of water, pyramiding as defined herein, may be allowed if the minimum water frontage at the high water mark is one hundred (100) feet for the first dwelling unit and an additional twenty-five (25) feet for each additional dwelling unit thereafter. No more dwelling units may have access to the water body than would result from the application of this provision irrespective of the overall size of the development parcel.
- iv. Public open space or common open space shall be of a size and shape to provide an integrated system of open spaces to the greatest extent possible and to provide protection of environmentally significant lands; they shall not consist of long, narrow bands or corridors, but shall be larger blocks or wide corridors of land, usually not less than one (1) acre in area. Corridors linking large blocks of public open space or common open space shall be not less than fifty (50) feet in width to provide adequate buffers from adjacent residential lots. The size, shape and location of said public open space or common open space shall be subject to review and approval of the Plan Commission and Zoning Administrator in order to qualify the project for consideration as a P.U.D. Public open space or common open space shall be a minimum of 30% of the entire development, while no more than 10% of the entire acreage of the development included in the required 30% open space can be Conservancy or A-E zoned land. In any development, no more than 5% of the public open space may be used for public buildings, such as schools, fire stations, municipal buildings, etc.

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- v. In public open space or common open space containing environmentally significant areas, a maximum of 2% of the environmentally significant areas may be used for limited construction of recreational related structures and recreational trails.
 - vi. Public open space or common open space shall contain at least 90% green space. Such public open space or common open space shall not be part of individual residential building lots and all but 5% of the open space shall be free of structures and impervious surface. The Zoning Administrator and the Plan Commission may increase as a special exception the maximum requirement in conformance with the overall intent of these provisions while also protecting the public's interest.
 - vii. Adequate guarantee shall be provided for permanent retention of the open space resulting from these regulations, either by private reservation for use of the residents within the development or others as may be specifically provided for, i.e.: farmers use of open space, dedication to a public entity or development of a private recreational facility open to the general public in perpetuity for a fee, subject to Plan Commission and Zoning Agency approval. There shall not be any clear cutting or clearing of vegetation other than dead, diseased or dying vegetation or removal of invasive species on any lands being so preserved in public open space or common open space which are considered Primary or Secondary Environmental Corridor or Isolated Natural Areas, as depicted on the Waukesha County Development Plan, except as provided in (e) for limited trail or recreational related development.
 - viii. Perpetual care and maintenance of public open space or common open space shall be provided for by an agreement recorded with the Waukesha County Register of Deeds. Said agreement shall include an operation plan, which shall preserve the natural qualities of the environmentally significant lands. The agreement shall be submitted to and approved by the Plan Commission and the Zoning Administrator and may be subject to review by the Waukesha County Naturalist if required by the Plan Commission and/or the Zoning Administrator and this condition is not satisfied unless all such appropriate approvals are granted.
 - ix. Ownership and tax liability of the open space areas shall be established in a manner acceptable to the Plan Commission and Zoning Administrator and made part of the conditions of approval.
- C. Commercial P.U.D.: The use of a Commercial P.U.D. may be authorized only where the underlying zoning is mapped in one or more of the business districts on the parcel or a portion thereof. If only a portion is zoned for business, the commercial P.U.D. may only be used for the same percentage of the site that would result from the normal application of the Business district requirements. The location of the proposed business uses can however, be flexed on the site so long as no more area is devoted to such use than is permitted in the underlying district. The attendant parking areas and service facilities for the commercial areas shall be

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included in the areas allocated to such non-residential uses.

- i. The proposed P.U.D. shall be served by adequate off-street parking, loading and service facilities.
- ii. The P.U.D. shall not create an adverse effect upon the general traffic pattern or adjoining property values.
- iii. Architecture, landscaping, lighting and general site development shall be compatible with the surrounding neighborhood.
- iv. The aforementioned requirements shall be certified by the Town and County as having been fully met.

D. Mixed P.U.D.: A mixed P.U.D. shall consider allowing a mixture of business, residential or other uses as the underlying zoning would allow. The percentage of area in the project shall be the same as would result from the application or the strict adherence of the normal district regulations. The location of the uses can however be flexed on the site so long as no more area is devoted to the various uses than would be permitted in the underlying zoning district. The attendant parking and service facilities for the non-residential part of the project shall be included in the area allocated to such non-residential uses.

- i. The proposed mixture of commercial, industrial, residential, and other uses shall produce a unified composite which is compatible both within itself and with the surrounding neighborhood.
- ii. The mixed uses shall conform to the general requirements applicable to each of them as here-in-before set forth.
- iii. The maximum allowable dwelling unit density shall be computed using only the residential area portion of the total P.U.D. area. If residential use and non-residential use occur in the same proposed building, that percentage of the commercial use of the building shall be deducted from said building lot and only the remaining area shall be used in the density computation for the remaining residential units.

E. After all conditions of a planned unit development project are certified by the town and county as being completed, the conditional use status of such completed development shall be changed to a permitted use in the district in which it is located.

F. Example - Computing Maximum Dwelling Unit Density in a Planned Unit Development: A developer wishes to divide one hundred (100) acres of land into a planned unit development. Ten (10) of these acres are zoned C-1 Conservancy. The rest is zoned R-1 residential. The preliminary plan shows an additional ten (10) acres devoted to commercial uses. The following computations demonstrate the method of determining how many residential units may be allowed in the project.

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Gross acreage.	100 acres
Less ten (10) acres zoned C-1	<u>- 10 acres</u>
	90 acres
Less ten (10) acres zoned for B-2 Business use.	<u>- 10 acres</u>
	80 acres
Total residential acreage in sq. ft. (80 acres x 43,560)	3,484,800 square feet
Divide by square feet per dwelling unit requirement for R-1 Residential districts (3,484,800 divided by 39,000)	= 89 units
The 10 acres zoned for commercial use can not be included in the PUD as it is not zoned for business use and must be rezoned to be considered.	

23. Private Clubs and Resorts: Without limitation because of enumeration, this category includes resorts and private clubs such as outdoor/indoor recreational facilities as defined herein, driving ranges, tanning booths, campgrounds, golf courses, beaches, yacht clubs, boarding stables, etc. These uses are permitted in any district, except that buildings and structures (including, but not limited to, the temporary or permanent placement of camping units) are not permitted within C-1 or A-E zoned districts, subject to the following:
- A. No such use shall be permitted on a lot less than three (3) acres in area except in a restricted business or less restrictive district.
 - B. No building, other than one used only for residence purposes shall be closer than fifty (50) feet to the lot line of an adjoining lot in a district permitting residential use.
 - C. Off-street parking shall be provided as required by the Plan Commission adequate to meet the particular needs of the proposed use.
 - D. No such permitted use shall include the operation of a commercial facility such as a bar, restaurant or arcade except as may be specifically authorized in the grant of permit.
24. Public and semi-public buildings and use: In any district except the C-1 Conservancy District, subject to the following:
- A. Such use shall conform to the setback, height, and double the offset requirements of the district in which it is located.
 - B. The height limitation may be extended to a maximum of fifty (50) feet provided the minimum required setbacks and offsets shall be increased two (2) feet for every additional foot of height in excess of the permitted maximum of that district.

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25. Quarrying as defined in this Ordinance: In any district except C-1 Conservancy/Wetland, A-E Exclusive Agricultural, E-C Environmental Corridor, Rural Home, Suburban Estate, Country Estate, Residence or Restricted Business Districts subject to the following:

A. Procedure for application:

- i. Permit: No quarrying operation shall take place in any district until a conditional use permit has been secured from the Town Board and the County Zoning Agency. Except in a quarrying or general industrial district such permit shall be for an initial period as is deemed appropriate to the specific situation but not exceed five (5) years, and may be renewed thereafter for periods not to exceed three (3) years provided application thereof shall be made at least sixty (60) and no more than one hundred twenty (120) days before expiration of the original permit. Application after such date shall be treated as an original application.
- ii. Application: Application for a conditional use permit shall be made on forms supplied by the Waukesha County Park and Planning Commission and shall be accompanied by a fee as may be established and periodically modified under section 41(a) 4. of this Ordinance. Such fee shall be paid by cash, check or money order to the Waukesha County Park and Planning Commission, and shall be accompanied by:
 - a. A full and adequate description of all phases of the contemplated operation and the specific mention of type of machinery and equipment which will be or might be necessary to carry on the operation. Where the operation is to include the washing of sand and gravel, the estimated daily quantity of water required, its source and its disposition shall be made part of the description.
 - b. A legal description of the proposed site with a map showing its location with indications of private access roads, existing or proposed, and of public highways adjacent to the site which will be affected by the operation.
 - c. A topographic map of the area at a minimum contour interval of five (5) feet extending beyond the site to the nearest public street or highway or to a minimum distance of three hundred (300) feet on all sides.
 - d. A restoration plan as required by section 4(g) 25.G.

B. Procedure for action and application:

- i. Referral to Plan Commission: The application and all data and information pertaining thereto shall be referred to the Plan Commission for public hearing and report back to the Town Board within thirty (30) days after the

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public hearing.

- ii. Public hearing: Within thirty (30) days after an application has been filed, a public hearing shall be held at which all interested parties may be heard. In addition to the normal posting and publishing, notices also shall be sent through the mail or otherwise placed in the hands of all land owners within a half mile radius of the approximate center of the proposed quarrying operation. These notices shall be mailed or delivered at least ten (10) days prior to the date of hearing. Substantial compliance with the notice requirements of this section shall be deemed sufficient. No hearing shall be required precedent to issuing a permit in a quarrying district.
- iii. Action by the Town Board: The Town Board shall, within ten (10) days after receipt of the recommendation of the Plan Commission, take action to approve or disapprove the application for the proposed quarrying operation and shall be guided by consideration of the public health, safety and welfare and shall give particular consideration to the following factors in making their decision:
 - a. The effect of the proposed operation on existing roads and traffic movement in terms of adequacy, safety and efficiency.
 - b. The effect of the proposed operation on drainage and water supply.
 - c. The possibility of soil erosion as a result of the proposed operation.
 - d. The degree and effect of dust and noise as a result of the proposed operation.
 - e. The practical possibility of restoration of the site.
 - f. The effect of the proposed operation on the natural beauty, character, tax base, land value, and land uses in the area.
 - g. The most suitable land use for the area with particular consideration for future residential value.
- iv. Approval by Zoning Agency: The determination of the Town Board shall be immediately transmitted to the County Zoning Agency which shall within thirty (30) days approve or disapprove of the determination.
- v. Additional conditions: Any conditions accessory to the granting of a permit shall be in writing and copies made a part of the records of the Town and of the County Zoning Agency.
- vi. Renewals: The procedure as designated in i., ii., iii., iv. and v. above shall apply to applications of renewal of a permit. Determination in regard to renewal shall be based particularly on an evaluation of the effect of the continuance of the use with relation to changing conditions in the area. Where renewal is not granted, the reasons for refusal shall be presented to

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the applicant in writing and made a part of the records of the Town and of the County Zoning Agency.

C. General Requirements:

- i. No part of the quarrying operations shall be permitted closer than one thousand (1,000) feet, nor shall any accessory access road, parking area or office building be permitted closer than five hundred (500) feet to a district zoned rural home or residential at the time of the grant of permit except with the written consent of the owners of all rural home or residentially zoned properties within one thousand (1,000) feet, or except in a quarrying or general industrial district, but in no case shall such operation be permitted closer than two hundred (200) feet to a residential district.
- ii. No quarrying operation shall be permitted except in a quarrying, limited industrial or general industrial district if thirty (30) or more families reside within a band one-half mile wide around the perimeter of the proposed operation.

D. Setback requirements: No part of the quarrying operation other than access roads shall be located closer than two hundred (200) feet nor shall any accessory parking area, stock pile, or office building be located closer than one hundred (100) feet to the base setback line along any street or highway.

E. Offset requirements: No part of the quarrying operation shall be permitted closer than two hundred (200) feet, nor shall any accessory access road, parking area, or office building be located closer than fifty (50) to any property line except with the written consent of the owner of adjoining property, or except where said line is abutting a quarrying, limited industrial or general industrial district, or abutting an existing quarrying operation, but in no case shall such operation be closer than twenty (20) feet to any property line except by agreement between abutting quarrying operations, or be in conflict with the provisions of section 3(d) 5. relating to preservation of topography.

F. Operational Requirements:

- i. Fencing or other suitable barrier shall be erected and maintained around the site or around portions of the site where in the determination of the Town Board such fencing or barrier is necessary for the protection of the public, and shall be of a type approved by the Town Board.
- ii. All machinery and equipment used in the quarrying operation shall be constructed, maintained and operated in such a manner as to minimize dust, noise and vibration. Access and haulage roads on the site shall be maintained in a dust-free condition by surfacing or treatment as directed by the Town Engineer.
- iii. The crushing, washing, refining, or other processing other than the initial removal of material, may be permitted as an accessory use only as specifically authorized under the terms of the grant of permit or as otherwise

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provided in a quarrying or industrial district.

- iv. In stone quarries the production or manufacturing of veneer stone, sills, lintels, cut flagstone, hearthstones, paving stone and similar architectural or structural stone and the storing or stock-piling of such products on the site shall be considered a permissible part of the operation, provided such production does not require the use of crushing or other heavy machinery except as may be otherwise specifically authorized under the terms of the grant of permit or as otherwise provided in a quarrying or industrial district.
- v. The manufacture of concrete building blocks or other similar blocks, the production or manufacture of lime products, the production of ready-mixed concrete and any similar production or manufacturing processes which might be related to the quarrying operation shall not be permitted except as otherwise provided in a quarrying or industrial district.
- vi. The washing of sand and gravel shall be prohibited in any operation where the source of water is of doubtful capacity or where the quantity of water will, in the opinion of the Town Engineer, seriously affect the supply of other uses in the area.
- vi. The planting of trees and shrubs and other appropriate landscaping shall be provided where deemed necessary by the Plan Commission to screen the operation so far as practical from normal view, to enhance the general appearance from the public right-of-way, and generally to minimize the damaging effect of the operation on the beauty and character of the surrounding countryside. Such planting shall be started as soon as practicable, but no later than one (1) year after quarrying operations have begun and shall be done according to the recommendations of the Waukesha County Park and Planning Commission.
- viii. Except in a quarrying or General Industrial District, quarrying operations shall not begin before the hour of 7:00 a.m. and shall not continue after the hour of 6:00 p.m. and no operation shall take place on Sundays or legal holidays. During periods of national or unusual emergency, times and hours of operation may be altered at the discretion of the Town Board and through the issuance of a special permit which shall be renewable at thirty (30) day intervals.

G. Restorative requirements:

- i. In order to insure that the area of quarrying operation shall be restored to a condition of practical usefulness and reasonable physical attractiveness, the owner or operator shall, prior to the issuance of a permit, submit to the Town Board a plan for such restoration in the form of the following:
 - a. An agreement with the town whereby the applicant contracts to restore the premises to a condition and with a time satisfactory to the town.

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- b. A physical restoration plan showing the contours of the restoration, plantings and other special features of restoration, the method by which such restoration is to be accomplished and documentation that the plan complies with the Waukesha County Code of Ordinances, Chapter 12 – Non-metallic Municipal Mining Restoration Ordinance or other ordinances adopted pursuant to Section 295.14, Wisconsin Statutes and Section NR 135.32(2), Wisconsin Administrative Code.
 - c. A bond, written by a licensed surety company, a certified check, or other financial guarantee satisfactory to the town, in an amount sufficient in the opinion of the town engineer to secure the performance of the restoration agreement.
 - d. Such agreement and financial guarantee shall be in a form approved by the town attorney.
- ii. In the event of the applicant's failure to fulfill this agreement such bond, check or other financial guarantee shall be deemed forfeit for the purpose of enabling the town to perform the restoration.
- iii. Restoration shall proceed as soon as practicable and at the order and direction of the town engineer. However, the owner or operator may, at his option, submit a plan for progressive restoration as the quarrying operation is being carried on. The required bond in such case may cover progressive stages of the restoration for periods of not less than two (2) years.
- iv. At any stage during the restoration the plan may be modified by mutual agreement between the Town and the owner or operator.
- v. Where there is any backfilling, the material used or the method of fill shall not be such as to create a health hazard nor which would be objectionable because of odor, combustibility, or unsightliness. In any case the finished grade of the restored area except for rock faces, outcroppings, water bodies, or areas of proposed building or paving construction, shall be of sufficient depth of earth to support plant growth.
- vi. Within one (1) year after the cessation of the operation, all temporary structures (excepting fences), equipment, stock piles, rubble heaps, or other debris shall be removed or backfilled into the excavation so as to leave the premises in a neat and orderly condition.
- vii. In any restoration procedure which takes place in sand or gravel pits or on other sites where the material is of a loose or friable nature, no slope shall be left which is steeper than a ratio of three (3) horizontal to one (1) vertical. In no case shall any slope exceed the normal angle of slippage of the material involved.

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H. Exceptions:

- i. The provisions of this section, 4(g) 25., shall not apply to the removal of sod.
- ii. When the operation is limited to the removal of topsoil, the plan commission may, consistent with the intent of these regulations, modify any or all of the provisions of this section 4(g) 25., provided, however, that in no case shall such operation be permitted closer than ten (10) feet from any property line, or to a depth in excess of eighteen (18) inches or so as to adversely affect the drainage of the area.
- iii. The provisions of this section 4(g) 25., shall not apply to an operation which is incident to legitimate use of the premises; provided, however, where such operation involved the commercial disposal of the material removed, the approval of the plan commission shall be required and such operation shall be limited to a maximum period of six (6) months.
- iv. In a quarrying or general industrial district the plan commission may, consistent with the intent of these regulations, modify the provisions relative to permitted hours of operation; and where the character of terrain, of surrounding development, or other special conditions would justify such modification may permit a reduction in the required setback or offset; provided, however that in no case shall the setback be less than one hundred (100) feet, or the offset be less than one hundred (100) feet for quarrying operations or twenty (20) feet for any accessory access road, parking area, or office building except as may be otherwise provided by section 4(g) 25.E.

I. Application to existing operation:

- i. Permit: Within sixty (60) days after the adoption of this ordinance all existing quarrying operations shall be required to register with the town clerk submitting pertinent data relative to the present operation, including the boundaries of the actual operation and of the ownership. A quarrying permit shall be granted to such existing operation subject to compliance with the operational requirements, section 4(g) 25.F., of this ordinance where they can be reasonably applied under existing circumstances.
- ii. Plan for restoration: There shall be required within one (1) year after adoption of this ordinance, the submission of a plan for restoration of the site of any existing quarrying operation as provided by section 4(g) 25.G. The plan for restoration in such case shall not, however, impose requirements which are economically or engineeringly unreasonable with respect to conditions resulting from operations prior to enactment of this ordinance.
- iii. Renewal permit: Within three (3) years after the date of this Ordinance any such existing operation shall be required to make application for a renewal

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permit the same as for reapplication in the case of a new operation under this ordinance except in a quarrying or general industrial district.

26. Restaurants, Supper Clubs, Lake Resorts, Taverns and Similar Uses: In B-2 and B-3 Business districts such uses shall be considered permitted uses by right. In all other districts except the A-B, A-E, A-P, A-5, C-1, P-1 and E-C districts, the above uses shall be considered conditional uses, subject to the following:
- A. The minimum lot area shall be at least three (3) acres and at least two hundred (200) feet in minimum in average width.
 - B. Off-street parking shall be provided within two hundred (200) feet of the building in which such use is occurring, but offset twenty (20) feet from any lot line of an adjacent property zoned agricultural and any residential zoning district. The amount of space required shall be in accordance with the requirements contained in section 3(k) 1.C.
 - C. A planting screen of at least six (6) feet in initial height shall be provided between any abutting Residential District and the proposed conditional use. Additional screening may be required by the Plan Commission or the County Zoning Agency.
 - D. The proposed building shall be offset at least fifty (50) feet from any adjoining residential district and one hundred (100) feet from the high water mark of any lake or navigable body of water.
 - E. The location and building plans and a Site Plan and Plan of Operation shall be submitted to and approved by the plan commission and the zoning agency.
27. Testing Laboratories (Experimental or Analytical): Agricultural, medical, biological, food processing and industrial design and manufacturing uses are permitted uses in the Industrial District subject to the provisions of the Industrial District and conditional uses in the A-B Agricultural Business, and A-1 Agricultural Districts, subject to the following standards:
- A. The minimum lot size shall be three (3) acres.
 - B. The minimum offset for a building housing such uses shall be fifty (50) feet where the zoning upon the adjoining lot permits residential use.
 - C. Off-street dedicated parking at a rate of one (1) space for each three hundred (300) square feet of floor area.
 - D. Approval of building plans, site plan and plan of operation.
 - E. Approvals of any other applicable state or federal agencies.
28. Other uses or situations not specifically provided for in this conditional use section and which may be determined to be acceptable under the provisions of section 3(e) and in the judgment of the plan commission and county zoning agency, meet the intent of a conditional use as set forth in section 4(a).

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(Ord. of 11-5-84, §§ III, IV; Ord. No. 141-44, §§ XXIX-XXXV, LXX, 7-22-86)
(Section 4(g) 11. was created by Enrolled Ordinance 159-70, effective 12-12-04.)
(Section 4(g) 13.B., formerly section 3.07(7)(AA)2, was amended by Enrolled Ordinance 159-70, effective 12-12-04.)
(Section 4(g) 14., formerly section 3.07(7)(I) was amended by Enrolled Ordinance 159-70, effective 12-12-04.)
(Section 4(g) 16. was created by Enrolled Ordinance 159-70, effective 12-12-04.)
(Section 4(g) 20., formerly section 3.07(7)(O), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)
(Section 4(g) 25.G.i.b., formerly section 3.07(7)(T)3(e)(1)b, was amended by Enrolled Ordinance 159-70, effective 12-12-04.)
(Section 4(g) 26.E. was created by Enrolled Ordinance 159-70, effective 12-12-04.)
(Sections 4(g)(8)A, (g)10.A, (g)22.A.i., and (g)22.B were amended by Enrolled Ordinance 161-12, effective 07/13/06)
(Section 4(c) was amended by Enrolled Ordinance 162-47, effective 10-09-07)
(Sections 4(b)2, (b)5, (d), (g)9.A, (g)14, (g)17.D, (g)17.E, (g)18, (g)20.D, (g)23, and (g)24 were amended by Enrolled Ordinance 163-55, effective 11-13-08.)

SECTION 5 (RESERVED)

SECTION 6 DISTRICTS

(a) Establishment of districts

For the purpose of this ordinance, the county is hereby divided into zoning districts which shall be designated as follows:

A-B Agricultural Business District.
A-D Agricultural Density District.
A-E Exclusive Agricultural Conservancy District.
A-O Existing Agricultural Overlay District.
A-P Agricultural Land Preservation District
A-T Agricultural Land Preservation Transition District.
A-1 Agricultural District.
A-2 Rural Home District.
A-3 Suburban Estate District.
A-4 Country Estate District.
A-5 Mini-Farm District.
AD-10 Agricultural Density-10 District
B-1 Restricted Business District.
B-2 Local Business District.
B-3 General Business District.
C-1 Conservancy District.
EC Environmental Corridor District.
EFD Existing Floodplain Development Overlay District.
M-1 Limited Industrial District.
M-2 General Industrial District.
P-I Public and Institutional District.
Q-1 Quarrying District.
R-1 Residential District.
R-2 Residential District.
R-3 Residential District.
RRD-5 Rural Residential Density District

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(b) **Zoning map**

1. Districts mapped: The boundaries of zoning districts are shown upon maps as referred to in section 3 of this Ordinance for all of the unincorporated towns of Waukesha County, and entitled Waukesha County Shoreland and Floodland Protection Ordinance Zoning Maps which are made a part of this Ordinance and adopted by reference.

A. Wetlands: The Final Wisconsin Wetlands Inventory Maps for Waukesha County, dated September 6, 1984 and subsequently amended, were utilized to assist in the preparation and identification of wetlands identified on the aerial photographs and accordingly are made a part of this Ordinance and are adopted by reference. All the notations, references and other information shown thereon shall be as much a part of this Ordinance as if the matters and information set forth by said maps were all fully described herein. Said maps shall be kept on file in the offices of the county zoning agency and are periodically updated as amendments are made, and are for general informational purposes only. For the purpose of local administration, a copy of the appropriate maps shall also be kept on file in the office of each town.

All other wetlands subsequently identified by the Zoning Administrator, Zoning Agency, SEWRPC, ACOE or the WDNR within the shoreland boundaries but not noted on the Wisconsin Wetland Inventory Maps, are subject to regulations contained in the C-1 Conservancy District. Said newly determined areas shall be noted on the Shoreland and Floodland Protection Ordinance Zoning Maps as a C-1 designated area within six (6) months of said determination.

B. Floodplains: The boundaries of the floodplains shall be those areas designated as such on the FEMA Flood Insurance Rate Maps, including all areas covered by the regional or base flood and those floodplains identified in the Floodplain Appendix or as depicted as C-1 Conservancy District, EFD Existing Floodplain Development Overlay District and A-E Exclusive Agricultural Conservancy District on the Waukesha County Shoreland and Floodland Protection Ordinance Zoning Maps referenced in Section 3(a) of this Ordinance, whichever boundary designates a greater floodplain area. Base flood elevations are derived from the corresponding flood profiles published by FEMA, Flood Insurance Study, effective date, November 19, 2008, or as amended or updated thereafter. Areas covered by the base flood are identified as numbered A-Zones on the Flood Insurance Rate Map. The Flood Insurance Study constitutes the basis for which the official floodplains and appropriate zoning categories for which unincorporated areas of Waukesha County have been mapped. This study has been approved by the WDNR and FEMA, and is on file in the office of the County Zoning Administrator. Regional flood elevations have been derived from other studies and are approved by WDNR. A list of the official floodplain maps to be used in conjunction with the Waukesha County Shoreland and Floodland Protection Ordinance Zoning Maps is listed as follows. These maps and revisions are on file in the office of the Waukesha County Zoning Administrator, in Waukesha County. If more than one map or revision is referenced, the most restrictive information shall apply.

Any change to the base flood elevations (BFE) in the Flood Insurance Study or on the Flood Insurance Rate Map must be reviewed and approved by the WDNR and FEMA before it is effective. No changes to regional flood elevations (RFE's) on

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non-FEMA maps shall be effective until approved by the WDNR.

OFFICIAL MAPS : Based on the Flood Insurance Study

Waukesha County Flood Insurance Rate Map (FIRM), panel numbers 55133C0016F, 55133C0017F, 55133C0018F, 55133C0019F, 55133C0029F, 55133C0033F, 55133C0034F, 55133C0036F, 55133C0037F, 55133C0038F, 55133C0039F, 55133C0041F, 55133C0042F, 55133C0043F, 55133C0044F, 55133C0053F, 55133C0054F, 55133C0059F, 55133C0061F, 55133C0062F, 55133C0063F, 55133C0064F, 55133C0066F, 55133C0067F, 55133C0068F, 55133C0069F, 55133C0078F, 55133C0079F, 55133C0083F, 55133C0086F, 55133C0087F, 55133C0088F, 55133C0089F, 55133C0091F, 55133C0093F, 55133C0131F, 55133C0132F, 55133C0133F, 55133C0134F, 55133C0141F, 55133C0142F, 55133C0143F, 55133C0144F, 55133C0151F, 55133C0152F, 55133C0153F, 55133C0154F, 55133C0156F, 55133C0157F, 55133C0158F, 55133C0161F, 55133C0162F, 55133C0163F, 55133C0164F, 55133C0166F, 55133C0167F, 55133C0168F, 55133C0169F, 55133C0176F, 55133C0177F, 55133C0178F, 55133C0179F, 55133C0181F, 55133C0182F, 55133C0183F, 55133C0186F, 55133C0187F, 55133C0188F, 55133C0189F, 55133C0191F, 55133C0193F, 55133C0194F, 55133C0201F, 55133C0202F, 55133C0206F, 55133C0207F, 55133C0208F, 55133C0214F, 55133C0216F, 55133C0217F, 55133C0218F, 55133C0219F, 55133C0256F, 55133C0257F, 55133C0259F, 55133C0270F, 55133C0280F, 55133C0285F, 55133C0290F, 55133C0291F, 55133C0292F, 55133C0293F, 55133C0294F, 55133C0301F, 55133C0302F, 55133C0303F, 55133C0304F, 55133C0306F, 55133C0307F, 55133C0308F, 55133C0309F, 55133C0311F, 55133C0312F, 55133C0314F, 55133C0316F, 55133C0317F, 55133C0318F, 55133C0319F, 55133C0326F, 55133C0327F, 55133C0328F, 55133C0329F, 55133C0331F, 55133C0336F, 55133C0338F, 55133C0339F, 55133C0385F, 55133C0405F, 55133C0406F, 55133C0407F, 55133C0408F, 55133C0409F, 55133C0426F, 55133C0427F, 55133C0431F, 55133C0432F, 55133C0451F, 55133C0452F, 55133C0453F, 55133C0454F, dated November 19, 2008; with corresponding profiles that are based on the Flood Insurance Study (FIS) dated November 19, 2008, volume numbers 55133CV001A-003A;

Approved by: The WDNR and FEMA

OFFICIAL MAPS: Based on other studies

Official maps approved by the WDNR and FEMA, including flood profiles, floodway data tables, regional or base flood elevations and other information shall become official maps of this ordinance and shall be specifically listed herein as adopted by the Waukesha County Board.

The County shall provide the list of the official maps to the WDNR and FEMA regional offices for unincorporated areas of Waukesha County. Approved studies shall not be considered official maps herein until the land is rezoned according to Section 39 of this ordinance. Said areas must be rezoned and identified on the official zoning maps within 6 months of WDNR and FEMA approval.

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- C. The A-O agricultural overlay district is a special kind of zoning district established to provide for superimposing upon basic districts additional permissive uses and regulatory standards without disturbing the basic underlying district regulations. As a special district, the applicable procedures for mapping amendments are those found in section 39, changes and amendments.
 - D. The existing floodplain development overlay district (EFD) is an overlay zoning district established to superimpose upon the conservancy zoning district regulatory standards or special regulations which will apply to the underlying zoning district where it is found that such land areas do contain existing development and are located within the floodplain as herein defined. The mapping of this district shall be established pursuant to the procedures set forth in section 39, changes and amendments, of this ordinance.
2. Determination of boundaries: District boundaries shall be determined by measurement from and as shown on the official zoning maps and in case of any questions as to the interpretation of such boundary lines, the Zoning Administrator shall interpret the map according to the reasonable intent of this ordinance.

Unless otherwise specifically indicated or dimensioned on the maps, the district boundaries are normally lot lines; section, quarter section or sixteenth section lines; or the centerline of streets, highways, railways or alleys.

3. Determination of boundaries for C-1 Conservancy District, EFD Existing Floodplain Development Overlay District, and A-E Exclusive Agricultural Conservancy District: The boundaries of the C-1 Conservancy District, EFD Existing Floodplain Development Overlay District and A-E Exclusive Agricultural Conservancy District as drawn are intended to represent the edge of marsh lands, swamps, floodlands, wetlands or the ordinary high water mark along streams or other watercourses. Where a question arises as to the exact location of those boundaries, they shall be determined by the Zoning Administrator or the County Zoning Agency through the utilization of the best available information such as topographic maps, soil maps, aerial photographs, infield botanical inventories, floodplain studies or other sources of information available which would lend assistance to such a determination and may be finally determined by actual conditions in each specific situation. An appeal to this determination may be made in conformance with section 38 of this Ordinance. It is generally the intent of this Ordinance to place all wetlands and lands subject to inundation by the regional flood in either the C-1 district, A-E district, or EFD district if the areas are previously developed. Where land may be subject to inundation by the regional flood and a hydraulic and hydrologic analysis has not been prepared and/or the area is not indicated or mapped as floodplain, a detailed hydraulic and hydrologic analysis shall be prepared and reviewed and found to be adequate by the WDNR or its designated agency, in which case the new floodplain data will be used in the administration of this Ordinance. The Zoning Administrator shall map these floodplain areas in appropriate zoning districts within six (6) months of the time the WDNR has determined the acceptability of the data and said mapping shall be done pursuant to section 39 of this Ordinance. Any changes or amendments in the mapped floodplains and made a part of this Ordinance shall be approved by the WDNR in accordance with the procedure set forth in section 39 of this Ordinance.

If an area is found that has not been previously identified or mapped as a floodplain or a wetland and not zoned as C-1 Conservancy, EFD Existing Floodplain Development Overlay

or A-E Exclusive Agricultural Conservancy, or a determination of navigability is made and a stream is subsequently found to be navigable, said stream and any shoreland, wetland or floodplains as defined herein, shall immediately become subject to the provisions of this Ordinance. If the floodplain has not been determined, said area of approximate floodplain and wetlands shall be considered to be subject to the C-1, EFD and/or A-E regulations of this Ordinance. Appropriate procedures to establish Shoreland Zoning districts beyond that which is considered C-1 Conservancy, EFD Existing Floodplain Development Overlay or A-E Exclusive Agricultural Conservancy shall be initiated under the mapping amendment procedure pursuant to section 39 of this Ordinance and as set forth above. Water quality related standards of the Shoreland and Floodland Protection Ordinance are in effect immediately upon a determination of navigability or identification of a shoreland/wetland or floodplain (i.e., setback, grading, and land altering activities, vegetation removal).

4. Discrepancy of wetland boundaries: In the case of any discrepancy regarding a boundary between any mapped or newly determined wetland, the Zoning Administrator may make a determination or consult with the WDNR and coordinate the appropriate onsite investigation to determine the exact boundary. If the WDNR staff concurs with the Zoning Administrator that a particular area was incorrectly mapped as a wetland or vice versa, the Zoning Administrator shall have the authority to immediately deny or grant a zoning permit in accordance with the regulations applicable to the correct zoning district designation as it may be modified by such field determination. A notation shall be made on the map indicating that such a change has been made for future reference purposes. Utilizing the procedures above, if an area is found to be inappropriately mapped in a C-1 Conservancy, EFD Existing Floodplain Development Overlay or A-E Exclusive Agricultural Conservancy District category, the Zoning Administrator shall have the authority to designate a district for the subject area consistent with the upland category which may exist adjacent to the site without necessity of a formal amendment process and shall note said changes on the zoning map within 6 months of said determination.

5. Dispute or discrepancy of floodplain boundaries: In the case of any dispute or discrepancy regarding a boundary between an official zoning map and actual field conditions locating the floodplain boundary, the criteria in paragraphs (a) or (b) shall be used. If a significant difference exists, the map shall be amended according to Section 39 of this ordinance. Where the flood profiles are based on established base flood elevations from a Flood Insurance Rate Map, FEMA must also approve any map amendment. The Zoning Administrator can rely on a boundary derived from a flood profile elevation to grant or deny a permit, whether or not a map amendment is required. The Zoning Administrator shall be responsible for documenting actual pre-development field conditions and the basis upon which the district boundary was determined and for initiating any map amendments required under this section. Disputes between the Zoning Administrator and an applicant over the district boundary line shall be settled according to Section 38 of this ordinance and the criteria in (a) and (b) below.
 - a. If flood profiles exist, the map scale and the profile elevations shall determine the district boundary. The regional or base flood elevations shall govern if there are any discrepancies.

 - b. Where flood profiles do not exist, the location of the boundary shall be determined by the map scale, visual on-site inspection and any information provided by the WDNR, and/or FEMA.

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(Ord. No. 141-44, §§ XLII, XLIII, 7-22-86)

(Ord. Of 11-5-84, § V; Ord. No. 141-44, § XLI, 7-22-86)

Editor's note: The districts of B-4 Community Business District and B-P Mixed Use Business Park District also exist under this code.

Editor's note: The A-D Agricultural Density District does not exist in this code.

(Sections 6(a) and (b) were amended by Enrolled Ordinance 163-55, effective 11-13-08.)

SECTION 7 C-1 CONSERVANCY DISTRICT

(a) **Applicability**

This district includes all shoreland areas that are considered wetlands and/or floodplains as defined in this Ordinance and as mapped and/or determined as wetlands and/or floodplains in Sections 3(a) and 6(b) of this Ordinance.

(b) **Purpose and intent**

This district is intended to preserve and protect environmentally sensitive lands by limiting the uses and intensity of uses that may be placed upon them to maintain safe and healthful conditions, to prevent water pollution, to protect fish spawning grounds and wildlife habitat, to preserve shore cover and natural beauty and to control building and development in said conservancy areas whenever possible. When development is permitted, it shall occur in a manner that minimizes adverse impacts upon the area in question.

These lands are often in a natural, relatively undisturbed state and shall include wetlands, marshlands, swamps, floodlands and areas up to the ordinary high water mark along streams or other navigable water.

(c) **Use regulations**

1. Permitted uses: The provisions of Section 7(c)2 must be met for all permitted uses that involve development, as defined in this ordinance.

- A. Hiking, fishing, trapping, hunting, swimming and boating, harvesting of wild crops such as marsh hay, ferns, moss, wild rice, berries, tree fruits and tree seeds in a manner that is not injurious to the natural reproduction of such crops.
- B. Pasturing of livestock and the construction and maintenance of fences, provided no filling, flooding, draining, dredging, ditching, tiling or excavating is done.
- C. The practice of silviculture including planting, thinning and harvesting of timber, provided that no filling, flooding, draining, dredging, ditching, tiling or excavation is done except as required to construct and maintain roads which are necessary to conduct silvicultural activities which cannot, as a practical matter, be located outside the C-1 Conservancy District and which are designed and constructed to minimize the adverse impact upon the natural functions of the conservancy area or except as required for temporary water level stabilization measures to alleviate abnormally wet or dry conditions which would have an adverse impact upon the conduct of silvicultural activities if not corrected. Where such silvicultural practices will take place on areas larger than five (5) acres in size, a forest management plan prepared in cooperation with a state forester shall be submitted to and approved by the Waukesha County Department of Parks and Land Use, Land Resources Division and the zoning agency prior to its implementation. All fill material must be removed

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from the conservancy zoned lands after any temporary silvicultural activities are completed.

- D. The cultivation of agricultural crops if cultivation can be accomplished without filling, flooding or artificial drainage of any wetlands through ditching, tiling, dredging or excavating. Where ditching and drainage for agricultural purposes is to take place outside of a wetland but within the C-1 Conservancy District, said work may be permitted subject to review and approval by the Waukesha County Department of Parks and Land Use, Land Resources Division and the zoning agency without the benefit of a conditional use permit. Construction and maintenance of roads shall be permitted if the roads are necessary for agricultural cultivation and cannot be located outside the conservancy area and are designed and constructed to minimize the adverse impact upon the natural functions of any wetland area. No new drainage systems will be permitted in wetlands. Sod farms will be allowed subject to review and approval of a conservation plan by the Waukesha County Department of Parks and Land Use, Land Resources Division and the zoning agency.
- E. The maintenance and repair of existing agricultural drainage systems, including ditching, tiling, dredging, excavating and filling necessary to maintain the level of drainage required to continue any existing agricultural use. This includes the filling attendant to the disposal of dredged spoil material adjacent to the drainage systems provided that dredged spoil is placed on existing spoil bands where possible or immediately adjacent to the ditches or removed from the conservancy area altogether.
- F. Functionally water-dependent uses, such as docks, piers or wharves, flowage areas, water monitoring devices, culverts, navigational aids and river crossings of transmission lines, and pipelines, including limited excavating and filling necessary for such construction and maintenance, that comply with Ch. 30 of the Wisconsin Statutes and any applicable federal regulations. Commercial docks, piers, moorings and wharves are permitted subject to issuance of a Conditional Use Permit under Section 4(g)17. and 23. of this Ordinance.
- G. Dam construction, operation, maintenance, and abandonment, provided a Conditional Use Permit is obtained in accordance with section 4 of this ordinance and all applicable permits are obtained from the WDNR pursuant to Ch. 31 of the Wisconsin Statutes and from the ACOE pursuant to federal requirements.
- H. Maintenance, repair, replacement, reconstruction or new construction of town, county and state streets, highways and bridges, including limited excavating and filling as necessary. Adequate floodproofing measures shall be provided to the flood protection elevation as identified in Section 8(c) and the standards of Section 3(d)5.A. of this ordinance shall be met. Bridge projects must be completed pursuant to Chapters 30 and 31 of Wisconsin Statutes and any other local, state and federal requirements.
- I. The establishment and enhancement of public and private parks and recreation areas, wilderness or walk-in unimproved boat access sites, natural and outdoor education areas, historic and scientific areas, wildlife refugees, game preserves and wildlife

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habitat areas provided that no filling is done in the C-1 Conservancy District and that no other improvements and/or construction occurs within a wetland area. The owner or operator of any new private park, recreation or wildlife area to be located in a C-1 Conservancy District shall be required to notify the county zoning agency of the proposed project before beginning any development activities. Unsided and open shelters may be permitted within a floodplain, but outside of the wetland area. Ditching, excavating, dredging, and dike construction may be allowed in said areas for the purpose of improving wildlife habitat or to otherwise enhance wildlife values provided all necessary state and federal permits are obtained and said activities shall only be approved after review and approval and issuance of a conditional use permit. Roads to service recreational uses, launching ramps, hiking and riding trails may be permitted but said roads, ramps and trails may not include filling or other construction activity within wetlands without WDNR and ACOE approvals, if required, and shall not impact the storage or flow of surface water and flood water. Said filling and construction activity which may be located within a C-1 conservancy zoning district will be subject to conditional use procedures contained herein.

- J. The construction and maintenance of electric, gas, telephone, cable, fiber optic, water and sewer transmission and distribution facilities, by public utilities and cooperative associations organized for the purpose of producing or furnishing heat, light, power or water to their members and the construction or maintenance of railroad lines provided that:
 - i. The transmission and distribution facilities and railroad lines cannot, as a practical matter, be located outside the C-1 Conservancy District. Structures shall not be located in the floodway, and if located in the floodfringe, adequate floodproofing measures shall be provided to the flood protection elevation and the standards of Section 3(d)5.A. of this ordinance shall be met.
 - ii. Such construction or maintenance is done in a manner designated to minimize adverse impact upon the natural functions of the wetland. Major electrical generative facilities and high voltage transmission lines that have obtained a certificate of public convenience and necessity under section 196.491, Wisconsin Statutes, are not subject to the requirements of this ordinance.
- K. The construction or maintenance of nonresidential buildings provided that the building is essential for and used solely in conjunction with the raising of waterfowl, minnows or other wetland or aquatic animals or some other use permitted in the conservancy district. Wherever possible, said buildings shall be located outside of the wetland, and such building may not be used for human habitation and shall not exceed five hundred (500) square feet in floor area. Limited filling and excavating necessary to provide structural support for the building is permitted. Where the use is intended for commercial purposes, said use and buildings shall be subject to the provisions of section 4(g)9.

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2. Standards for development:

A. General standards of development for the above permitted uses in the C-1 Conservancy District:

- i. Any development in the floodplain shall comply with Section 3(d)5. and shall not have a high flood damage potential, as defined in this ordinance. If the standards of Section 3(d)5. are not met, the area shall be rezoned in accordance with Section 39.
- ii. Applicants shall provide the following data to determine the effects of the proposal according to the standards set forth in Section 3(d)5.A:
 - a. A cross-section elevation view of the proposal, perpendicular to the watercourse, showing if the proposed development will obstruct flow; or
 - b. An analysis calculating the effects of this proposal on regional flood height.
- iii. Any development in the floodplain shall comply with the application requirements of Section 3(c)2.
- iv. In addition to the lowest floor elevation and fill requirements of this ordinance, any structure must meet the floodproofing standards in Section 8(c).
- v. The Zoning Administrator shall deny the permit application if the project will increase flood elevations upstream or downstream based on data submitted pursuant to par. ii, iii and iv above. If an increase in the flood elevation is proposed, the project must be reviewed in accordance with Section 4(g)14. as a Conditional Use and a Rezone must be obtained in accordance with Section 39. Compensatory floodplain storage must be provided as required in Section 3(d)5.A.
- vi. The applicant shall submit a certification signed by a registered professional engineer, architect or land surveyor that the fill, lowest floor and floodproofing elevations are in compliance with the permit issued. Floodproofing measures also require certification by a registered professional engineer or architect that floodproofing measures meet the requirements of Section 8(c).
- vii. Floodplain Certificate of Compliance: No land shall be occupied or used, and no building which is hereafter constructed, altered, added to, modified, repaired, rebuilt or replaced shall be occupied until a Floodplain Certificate of Compliance is issued by the Zoning Administrator, except where no permit is required, subject to the following provisions:
 - a. The Floodplain Certificate of Compliance shall show that the building or premises or part thereof, and the proposed use, conform

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to the floodplain provisions of this ordinance;

- b. If all provisions are met, the Floodplain Certificate of Compliance shall be issued within 10 ft. days after written notification that the permitted work completed. The Zoning Administrator shall issue the Floodplain Certificate of Compliance to the Town Building Inspector and a copy of the Floodplain Certificate of Compliance to the applicant.
 - B. Structures accessory to permanent open space uses or functionally dependent on a waterfront location may be allowed by permit if the use is a permitted use in the C-1 Conservancy District, and the structures comply with the above standards for development and the following criteria:
 - i. The structure is not designed for human habitation and does not have a high flood damage potential, as defined in this Ordinance;
 - ii. The structure must be anchored to resist flotation, collapse, and lateral movement;
 - iii. Mechanical and utility equipment must be elevated or flood proofed to or above the flood protection elevation; and
 - iv. The structure must not obstruct flow of flood waters, cause any increase in flood heights during the occurrence of the regional flood or affect the storage capacity of the floodplain.
 - C. Fill or deposition of materials may be allowed by minor grading or conditional use permit if the use is a permitted use in the C-1 Conservancy District, and if the activity complies with the above standards of development and the following criteria:
 - i. The standards set forth in Section 3(d)5.A. are met; and
 - ii. No material is deposited in the navigable channel unless a permit is issued by the WDNR pursuant to Ch. 30, Wisconsin Statutes, and a permit pursuant to s. 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. 1344 has been issued, if applicable; and
 - iii. The fill or other materials will be protected against erosion by riprap, vegetative cover, sheet piling or bulkheading, or other approved measures; and
 - iv. The fill is not classified as a solid or hazardous material.
- 3. Specific prohibition: Any uses not permitted above are considered to be prohibited, including, but not limited to, the following uses, unless the area is rezoned to another appropriate district in accordance with the provisions of Section 39 of this ordinance.
 - A. Habitable structures, including modular homes, mobile homes and recreational

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vehicles; structures with high flood damage potential, as defined in this ordinance; and those structures not associated with the permitted uses in the C-1 Conservancy District;

- B. Storing materials that are buoyant, flammable, explosive, injurious to property, water quality, or human, animal, plant, fish or other aquatic life;
- C. Uses not in harmony with or detrimental to uses permitted in the adjoining districts;
- D. Any new or addition to existing private or public sewage systems and permanent or portable toilets in the floodway, except where an addition to a system has been ordered by a government agency to correct a hazard to public health. Any replacement, repair or maintenance of an existing private sewage system in a floodway shall meet the applicable requirements of other ordinances and Chapter COMM 83, Wisconsin Administrative Code;
- E. Any new public or private wells and appurtenant structures, which are used to obtain potable water, except those for recreational areas that meet the requirements of other ordinances, the development standards of Section 7(c)2, and Chapters NR 811 and NR 812, Wisconsin Administrative Code. Any replacement, repair or maintenance of an existing well shall also meet the requirements of all other ordinances and Chapters NR 811 and NR 812, Wisconsin Administrative Code.
- F. Any solid or hazardous waste disposal sites;
- G. Any wastewater treatment ponds or facilities, except those permitted under s. NR 110.15(3)(b), Wis. Adm. Code; and
- H. Any sanitary sewer or water supply lines, except those to service existing or proposed development located outside of the floodplain, which complies with the regulations of this ordinance.

4. Area Regulations:

There are no specific minimum lot size requirements although conservancy zoned lands that lie within a larger parcel or tract of land, the remainder of which is zoned in any other district, shall have a minimum area requirement of that non-conservancy district.

5. Additional requirements for variances in the floodplain:

- A. Any variance granted on a property located in the floodplain shall meet the following additional criteria:
 - i. May not cause any increase in the regional flood elevation.
 - ii. May not increase the amount of obstruction to flood flows.
 - iii. The variance shall only be granted upon a showing of good and sufficient cause, shall be the minimum relief necessary, shall not cause increased risks to public safety or nuisances, shall not increase costs for rescue and relief efforts and shall not be contrary to the purpose of the ordinance.

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- iv. The floodproofing measures and EFD Existing Floodplain Development Overlay District standards required in this ordinance, NR 116 of the Wisconsin Administrative Code and FEMA regulations must be met.

When a floodplain variance is granted, the Board of Adjustment shall notify the applicant in writing that it may increase flood insurance premiums and risks to life and property. A copy shall be maintained with the variance record.

- B. In a floodway, any modification or addition to a nonconforming structure or any structure with a nonconforming use may only be allowed with approval by the Waukesha County Board of Adjustment as a variance and pursuant to the above additional requirements for variances in the floodplain. If the Board of Adjustment grants said variance, the Board of Adjustment must require that an addition to the existing structure be floodproofed, pursuant to Section 8(c), by means other than the use of fill, to the flood protection elevation; and

If an enclosed structure used for parking and limited storage has a foundation partially below the flood protection elevation, the enclosed area shall be designed by a registered architect or engineer to allow for the efficient entry and exit of flood waters without human intervention. A minimum of two openings must be provided with a minimum net area of at least one square foot of an enclosed area. The lowest part of the opening can be no more than 12 inches above the adjacent grade and the parts of the foundation below the flood protection elevation must be constructed of flood-resistant materials. Mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation.

(Section 7(c) 1.C., formerly section 5.03(C), was amended by Enrolled Ordinance 159-10, effective 12-12-04.)
(Section 7(c) 1.D., formerly section 5.03(D), was amended by Enrolled Ordinance 159-10, effective 12-12-04.)
(Section 7 was amended by Enrolled Ordinance 163-55, effective 11-13-08.)

SECTION 8 EFD EXISTING FLOODPLAIN DEVELOPMENT OVERLAY DISTRICT

(a) Purpose and intent

The purpose and intent of this district is to provide for the continued use of improved properties that lie within the floodplain and which are considered prohibited structures in Section 7. With the preparation of new floodplain data where such information was previously not available for many reaches of the various waterways in Waukesha County, it is becoming more apparent that small concentrations of development lie within the floodplains, which may not have been previously recognized as floodplain. Accordingly, it is recognized that these improvements represent the substance of many landowners' businesses, families' estates, and principal residences. Therefore, the intent of this section is to recognize existing uses and structures and regulate them in accordance with sound floodplain management practices while protecting the overall water quality of the river system.

It is further the intent of these provisions to regulate and diminish the proliferation of non-conforming structures and uses in floodplain areas and to regulate said reconstruction, remodeling, conversion and repair with the overall intent of lessening the public responsibilities attendant to the

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continued and expanded development of land and structures which are inherently incompatible with natural floodplains and to lessen the potential danger to life, safety, health and welfare of persons whose lands are subject to the hazards of floods.

The provisions for this overlay district shall apply to all floodplains where specifically mapped and where structures are in existence as of the date of this provision (date of adoption December 17, 1981) based upon available flood data. As more detailed hydrologic and flood data becomes available and floodways and floodplains are more definitively identified, such portions of land areas where structures exist may be placed into this overlay district subject to the amendment procedures as set forth in section 39 of this ordinance.

The degree of flood protection intended to be provided by this ordinance is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions or the flood height may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This ordinance does not imply that areas outside the regional floodplain or land uses permitted within such areas will always be totally free from flooding or flood damages, nor shall this ordinance create a liability on the part of or a cause of action against the County of Waukesha or any officer or employee thereof for any flood damage that may result from reliance on this ordinance.

(b) **Use regulations: Permitted Uses**

1. Any use as permitted in the C-1 Conservancy district or the A-E Exclusive Agricultural Conservancy district.
2. Structures and uses, including principal as well as accessory uses and structures existing at the time of adoption of this provision, subject to compliance with the following:
 - A. Except as provided in subsection B below, if an existing legal nonconforming structure or any structure with a nonconforming use is destroyed or substantially damaged, it cannot be repaired or reconstructed unless the use and the structure meet the current ordinance requirements. For purposes of this section, a structure is considered substantially damaged if the total cost to repair or reconstruct the structure to its pre-damaged condition equals or exceeds 50% of the structures present equalized assessed value. For purposes of valuing the cost to repair or reconstruct the nonconforming structure, the cost of elevating the structure to the flood protection elevation and the cost of ordinary maintenance shall not be included. Ordinary maintenance includes painting, decorating, paneling and the replacement of doors, windows and other nonstructural components of the same size and location, and the maintenance, repair or replacement of existing private sewage or water supply systems or connections to public utilities. Any such structure that is destroyed or substantially damaged must meet the following standards:
 - i. The structure is not located in a floodway.
 - ii. The elevation of the lowest floor of a principal structure including an attached garage, excluding those basements or crawlspaces that are 5 ft. or less in height, shall be placed at or above the flood protection elevation and reconstruction may only occur on the same foundation or newly constructed foundation which represents no greater an encroachment or extension of the previously existing structure other than vertically. Said foundation shall be

floodproofed and certified as set forth herein. Fill shall be used to elevate the lowest floor, excluding those basements or crawlspaces, 5 ft. or less in height, so as to meet the above. Basements or crawlspaces that are 5 feet or less in height must comply with the provisions of section 8(b)2.A.iii below. The fill surrounding the structure shall not be less than one (1) foot below the flood protection elevation for the particular area and the fill shall extend at such elevation at least fifteen (15) feet beyond the limits of the structure. The fill shall not negatively alter floodwater conveyance or increase flood heights. Where such distance cannot be achieved because of lot lines, elevations of existing streets or sewer lines, flood impacts, or other similar constraints, said fill elevation shall extend as far as is practicable resulting in no slope conditions at its terminus which may adversely affect surface water drainage on adjacent properties. In addition, where the fifteen (15) feet of fill cannot be achieved as set forth above, the structures shall be floodproofed to the flood protection elevation in accordance with the methods set forth herein and shall be certified as such by an architect or professional engineer registered in the State of Wisconsin and be authorized by the WDNR. Other methods may be used, as long as they are certified as set forth above, which are designed to the flood protection elevation for the particular area in question. All floodproofing measures shall at a minimum provide anchorage to resist flotation and lateral movement, and shall insure that the structural walls and floors are watertight. In order to insure that adequate measures are taken, the applicant shall submit a plan or document certified, as above, that the floodproofing measures are adequately designed to protect the property to the flood protection elevation for the subject area. (Cross reference-Flood protection elevation, defined in section 2(b).

- iii. If any such structure has a basement or crawlspace which is 5 ft. in height or less and which is not useable as living area, the surface of the floor of the basement or crawlspace shall be at or above the regional flood elevation. Heating, ventilation, air conditioning, electrical and gas equipment shall be at or above the flood protection elevation. In any case, the basement or crawlspace shall be floodproofed in accordance with section 8(c) to the flood protection elevation so that floodwater cannot enter directly over the ground surface into such basement or crawlspace.
- iv. The elevation of the lowest floor of an accessory structure, which is not connected to a principal structure, shall be constructed with its lowest floor a minimum of one (1) ft. above the regional flood elevation.
- v. There shall be contiguous dry land access to all structures and uses affected by these regulations and as determined by the Zoning Administrator, dry land access to be considered a vehicular access route which is above the regional flood elevation and which connects land located in the floodplain to land outside the floodplain, such as a road with its surface above the regional flood elevation and wide enough for wheeled rescue and relief vehicles.

In developments where existing street or sewer line elevations make compliance with Section 8(b)A.v. impractical, a permit may be issued where

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access roads are at or below the regional flood elevation, if the municipality has written assurance from police, fire and emergency services that rescue and relief will be provided to the structure(s) by wheeled vehicles during a regional flood event; or the municipality has a natural disaster plan approved by Wisconsin Emergency Management and the WDNR.

- vi. All private sewage systems and private wells shall be floodproofed to the flood protection elevation pursuant to Section 8(c) of this ordinance and shall conform with the provisions of the Waukesha County Code of Ordinances and Wisconsin Administrative Codes where applicable to such facilities.
 - vii. A structure may be reconstructed or rebuilt which has less than the minimum floor area and open space requirements set forth in the R-3 residential district. If a larger floor area than previously existed is desired or the previous floor area ratio exceeded the R-3 residential district requirements, reconstruction or enlargement (vertically only) may not exceed the floor area ratio requirements set forth in the R-3 residential district. Offset and setback requirements of the R-3 district shall apply.
 - viii. Where more than one (1) principal building, as defined in this Ordinance, exists on a single property and one (1) or more of said buildings is destroyed or damaged beyond fifty (50) percent of their current equalized assessed value as heretofore set forth, the reconstruction, or repair of only one (1) of such buildings is allowed. Where only one (1) principal building on a property exists, is destroyed or damaged as set forth above, the reconstruction or repair of that building would not be allowed unless all other principal buildings were removed. The intent of this provision is to allow for the reasonable use of the developed floodplain lands but not to the degree of intensity which may have existed prior and so that the intensity of use of floodplain lands will be diminished.
 - ix. The structure will meet all of the minimum requirements under applicable FEMA regulations (44 CFR Part 60), or the regulations promulgated thereunder.
 - x. The development standards of Section 7(c).2.A. and C must be complied with.
- B. If an existing legal nonconforming structure or a structure with a nonconforming use is substantially damaged or destroyed by a nonflood disaster, as defined in this ordinance, the repair or reconstruction of any such nonconforming structure may be permitted in order to restore it after the nonflood disaster, provided that the nonconforming structure will meet all of the minimum requirements under applicable FEMA regulations at 42 USC 4001 to 4219, 44 CFR Part 60.3 regarding floodplain management criteria for flood-prone areas, or the regulations promulgated thereunder.

For the convenience of the reader, the regulations of 44 CFR 60.3 are summarized below, however, the reader is directed to the Code of Federal Regulations for the

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specific language of the regulation.

44 CFR 60.3(a):

- (a)1 requires permits for all proposed construction or other development,
- (a)2 requires all necessary permits from governmental agencies as required by federal or state law,
- (a)3 requires a determination that the proposed building site will be reasonably safe from flooding,
- (a)4 requires review of subdivision proposals and other proposed new development to determine that the proposal will be reasonably safe from flooding,
- (a)5 requires water supply systems to be designed to minimize or eliminate infiltration of flood waters into the systems, and
- (a)6 requires new and replacement sanitary sewage systems to be designed to minimize or eliminate infiltration of flood waters.

44 CFR 60.3(b):

- (b)1 requires permits for all proposed construction or other development,
- (b)2 requires the application of the standards set forth in (a)2, 3, 4, 5, and 6,
- (b)3 requires that all new subdivision proposals and other proposed developments greater than 50 lots or 5 acres, whichever is the lesser, include data regarding base flood elevations,
- (b)4 requires utilization of base flood elevation and floodway data as criteria for requiring that new construction, substantial improvements, or other development meet the standards in (c)2, 3, 5, 6, 12, 14, and (d)2 and 3,
- (b)5 requires that where base flood elevation data is utilized, the elevation of the lowest floor of all new and substantially improved structures shall be obtained and if the structure has been floodproofed, the elevation of the floodproofing shall be obtained and a record of the information shall be kept,
- (b)6 requires notification for any alteration or relocation of a watercourse,
- (b)7 requires maintenance of the flood carrying capacity within an altered or relocated watercourse, and
- (b)8 requires that all manufactured homes shall be installed using methods and practices which minimize flood damage.

44 CFR 60.3(c):

- (c)1 requires compliance with subsection (b),
- (c)2 requires that all new construction and substantial improvements of residential structures be elevation to or above the base flood level,
- (c)3 requires that all new construction and substantial improvements of non-residential structures have the lowest floor elevation to or above the base flood level, or be designed to be watertight,
- (c)4 requires that where a non-residential structure is intended to be watertight below the base flood level, a registered professional engineer or architect conducts a specified review and certification,
- (c)5 requires for all new construction and substantial improvements that fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters,
- (c)6 requires that manufactured homes be located on specifically listed sites and

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requires elevation criteria for a manufactured home that has incurred substantial damage as a result of a flood,

(c)7-9 do not apply to Waukesha County,

(c)10 requires, until a regulated floodway is designated, that no new construction, substantial improvements or other development is permitted unless the cumulative effect will not increase the water surface elevation of the base flood more than one foot,

(c)11 does not apply to Waukesha County,

(c)12 requires that manufactured homes, not included in the provisions of subsection

(c)6, meet specific elevation requirements,

(c)13 provides that a community may apply for a conditional FIRM revision from FEMA for certain developments which increase the water surface elevation of the base flood by more than one foot, and

(c)14 requires that recreational vehicles meet specific requirements in order to be placed within a floodplain.

44 CFR 60.3(d)

(d)1 requires compliance with subsection (c) 1-14,

(d)2 requires the adoption of a regulatory floodway,

(d)3 requires a prohibition on encroachments within the floodway unless it is proven that the proposed encroachment would not result in any increase in flood levels, and

(d)4 allows a community to permit encroachments in the regulatory floodway by obtaining a conditional FIRM and floodway revision from FEMA.

For the purposes of this subsection only, “lowest floor” has the meaning as defined in 44 CFR 59.1, which is “lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for the parking of vehicles, building access or storage in an area other than a basement area, is not considered a buildings lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements.”

For the purposes of this subsection only, “basement” has the meaning as defined in 44 CFR 59.1, which is “any area of the building having its floor subgrade (below ground level) on all sides.”

If an existing legal nonconforming structure or a structure with a nonconforming use is damaged due to a nonflood disaster and the valuation to repair such damage would not exceed 50% of its current equalized assessed value (as computed over the life of the structure and including past improvements) said structure may be restored to its condition before the damage occurred. If modifications or additions are proposed, which are unrelated to restoring the structure’s condition before damage, the provisions of Section 8(b)2.C must be met.

- C. Where a structure, which was not damaged or destroyed, lies within the floodplain but outside of the floodway, no modification or addition to such structure shall be permitted unless it conforms with the following standards. For the purpose of this section, the words "modification" and "addition" shall include, but not be limited to, any alteration, addition, modification, structural repair, rebuilding, replacement or lateral enlargement of any such existing use or structure, principal or accessory. Modification shall also

refer to the conversion of various living spaces or other floor areas into space for living purposes such as converting a part of a living room into a bedroom or bathroom regardless of whether such changes require structural alteration to the basic structures. Ordinary maintenance repairs are not considered an extension, modification or addition; these including painting, decorating, paneling, replacement of doors, windows and other non-structural components and the maintenance, repair or replacement of existing private sewage or water supply systems or connections to public utilities.

- i. The structure is not located in a floodway. Modifications and additions to a structure located in the floodway are prohibited.
- ii. The modification or addition to a structure may not decrease floodwater conveyance or storage capacities. Said modification or addition to a structure shall not extend laterally from the structure so as to extend into the floodplain but may be allowed to go above existing floors of the structure. One (1) detached garage or shed, not including a boathouse, may be permitted if all other applicable ordinance requirements are met provided that there is no area outside of the floodplain to locate said building and provided that all provisions of this section are met.
- iii. The provisions of subsection 8(b)2.A.ii., iii., iv., v., vii., ix., and x shall be complied with. Only 1 principal structure on a lot will be allowed to be modified or altered in accordance with the intent of subsection A.viii. above.
- iv. The provisions of subsection 8(b)2.A.vi. shall be complied with. Where a modification or addition requires a larger waste disposal system than what exists (i.e., additional bedrooms), it shall be demonstrated to the zoning administrator that a new or expanded waste disposal system can be provided and a county sanitary permit granted, meeting the requirements of the Waukesha County Sanitary Code and the Wisconsin Administrative Code, where applicable, prior to the issuance of a zoning and building permit for such alterations to the structure. Such new, improved or enlarged waste disposal system shall be required to be installed concurrently with the construction or prior to occupancy of the altered structure.

The intent of this provision is to allow only those additions and modifications which can be accommodated with an onsite waste disposal system, which will comply with contemporary standards for waste disposal and which will result in improved systems which will be adequately protected from flooding and which will accommodate said structures and their improvements.

- D. Conversion of residences from seasonal use to year round use will not be allowed unless all of the conditions set forth in section 8(b) 2.C above are met. Conversions of this nature will require a zoning permit and inspection to determine conformance with the above-cited subsection.
- E. A nonconforming historic structure may be altered if the alteration will not preclude the structures continued designation as a historic structure, the alteration will comply with Section 7(c)2.A., flood resistant materials are used, and construction practices

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and floodproofing methods that comply with Section 8(c) are used.

- F. Existing storage yards, surface parking lots and other such uses may remain at an existing elevation which is below the flood protection elevation if an adequate warning system exists to protect life and property and if the storage of materials as identified in Section 8(b)2.H are floodproofed in accordance with Section 8(c).
- G. A manufacturing or industrial type structure shall be protected to the flood protection elevation using fill, levees, floodwalls, or other flood proofing measures in section 8(c).
- H. Materials that are buoyant, flammable, explosive, or injurious to property, water quality or human, animal, plant, fish, or aquatic life shall be stored at or above the flood protection elevation or floodproofed in compliance with Section 8(c). Adequate measures shall be taken to ensure that such materials will not enter the water body during flooding.
- I. The provisions set forth above and related to reconstruction, modification, remodeling and additions, shall conform with all other requirements and provisions of this Ordinance, except as may be allowed to be modified as set forth in section 8 of this Ordinance.
- J. Any repairs, reconstruction, modifications, additions, or lateral extension of structures which may be prohibited above may be allowed only with approval by the Waukesha County Board of Adjustment in accordance with the procedures established in section 38 of this Ordinance. The Board of Adjustment in granting said variance shall determine whether the spirit and intent of the ordinance will be upheld by granting said variances from the provisions regulating the continued or intensified use of lands which are located in floodplains and whether the public health, safety and welfare will be in any way jeopardized through the granting of said variances.
- K. Any variance granted on a property located in the floodplain shall meet the following additional criteria:
 - i. May not cause any increase in the regional flood elevation.
 - ii. May not increase the amount of obstruction to flood flows.
 - iii. The variance shall only be granted upon a showing of good and sufficient cause, shall be the minimum relief necessary, shall not cause increased risks to public safety or nuisances, shall not increase costs for rescue and relief efforts and shall not be contrary to the purpose of the ordinance.
 - iv. The floodproofing measures and EFD Existing Floodplain Development Overlay District standards required in this ordinance, NR 116 of the Wisconsin Administrative Code and FEMA regulations must be met.

When a floodplain variance is granted, the Board of Adjustment shall notify the applicant in writing that it may increase flood insurance premiums and risks to life

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and property. A copy shall be maintained with the variance record.

- L. In a floodway, any modification or addition to a nonconforming structure or any structure with a nonconforming use may only be allowed with approval by the Waukesha County Board of Adjustment as a variance and pursuant to the above additional requirements for variances in the floodplain. If the Board of Adjustment grants said variance, the Board of Adjustment must require conformance with the provisions of Section 8(b)2.K. and an addition to the existing structure must be floodproofed, pursuant to Section 8(c), by means other than the use of fill, to the flood protection elevation; and

If an enclosed structure used for parking and limited storage has a foundation partially below the flood protection elevation, the enclosed area shall be designed by a registered architect or engineer to allow for the efficient entry and exit of flood waters without human intervention. A minimum of two openings must be provided with a minimum net area of at least one square foot of an enclosed area. The lowest part of the opening can be no more than 12 inches above the adjacent grade and the parts of the foundation below the flood protection elevation must be constructed of flood-resistant materials. Mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation.

- M. In the administration of the above standards, it is required that various standards set forth above shall be subject to review and approval by the zoning administrator upon submittal of appropriate data and information necessary to determine compliance with the above regulations.

(c) **Floodproofing standards**

No permit or variance shall be issued for a structure and/or improvement that requires the following floodproofing measures be utilized until the applicant submits a plan certified by a registered professional engineer or architect that the floodproofing measures will protect the structure or development to the flood protection elevation and shall also comply with the following criteria:

1. Floodproofing measures shall be designed to:
 - A. Withstand flood pressures, depths, velocities, uplift and impact forces and other regional flood factors;
 - B. Protect structures to the flood protection elevation;
 - C. Resist flotation and lateral movement by anchoring structures to foundations; and
 - D. Insure that structural walls and floors are watertight to the flood protection elevation, and that the interior remains completely dry during flooding without human intervention.
2. Floodproofing measures could include, but are not limited to:
 - A. Reinforcing walls and floors to resist rupture or collapse caused by water pressure.

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- B. Adding mass or weight to prevent flotation.
- C. Installing watertight doors, bulkheads and shutters.
- D. Using paints, membranes or mortars to reduce seepage of water through walls.
- E. Placing essential utilities above the flood protection elevation.
- F. Installing surface or subsurface drainage systems to relieve foundation wall and basement floor pressures and to lower water levels in structures.
- G. Constructing water supply wells and waste treatment systems to prevent the entry of flood waters.
- H. Constructing structures to resist rupture or collapse caused by water pressure or floating debris.
- I. Putting cutoff valves on sewer lines or eliminating gravity flow basement drains.

(Section 8(b) 2.F., formerly section 11.02a(1)(B)6, was amended by Enrolled Ordinance 159-70, effective 12-12-04.)
(Section 8 was amended by Enrolled Ordinance 163-55, effective 11-13-08.)

SECTION 9 EC ENVIRONMENTAL CORRIDOR DISTRICT

(a) **Purpose and Intent**

Environmental Corridor District, as mapped or intended to be mapped, includes non-wetland/floodplain primary or secondary environmental corridors as defined herein, and is intended to be used to preserve, protect, enhance, and restore significant woodlands, upland wildlife habitat areas, scenic overlooks, slopes exceeding 12%, and upland wooded areas, while also affording an opportunity to use the site for the limited residential purposes, in concert with the goal and intent of the Regional Land Use Plan or locally adopted plan, which suggests that residential densities in such areas not exceed one unit per five acres for all parcels which lie entirely within the Environmental Corridor. Where questions arise as to the exact location or boundary of an environmental corridor, the extent and location of such corridors shall be finally determined by infield investigation by the Zoning Administrator or his/her designee.

(b) **Use Regulations: Permitted Uses**

- 1. Any uses permitted in C-1 Conservancy District.
- 2. Single family dwellings.
- 3. Keeping of poultry and livestock, except that the keeping of hogs, male goats or fur-bearing animals shall not be permitted on less than twenty (20) acres.
- 4. The following accessory buildings and uses, subject to the conditions specified:
 - A. Private garages, when located on the same lot, and not involving the conduct of a business; provided, however, that no private garage shall be erected unless that

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principal building to which such garage is an accessory use has been erected or is to be erected simultaneously with said garage.

- B. Quarters for household or farm employees; provided, however, that such quarters shall be occupied only by individuals employed full time on the premises and their families.
- C. Stables, barns, or poultry houses, which house livestock or poultry, shall not be less than fifty (50) feet from an adjacent property line.

- 5. A sign in accordance with section 18(a) 8.
- 6. Hobby kennel in accordance with section 18(a) 9.

(c) **Building Location**

- 1. Setback: Fifty (50) feet minimum.
- 2. Offset: Thirty-five (35) feet minimum.
- 3. Shore Setback: Seventy-five (75) feet minimum.

(d) **Height Regulations**

- 1. Principal Building: Thirty-five (35) feet maximum.
- 2. Accessory Building:
 - A. Farm: Sixty (60) feet maximum.
 - B. Other: Fifteen (15) feet maximum.

(e) **Area Regulations**

- 1. Floor Area: Minimum Required:
 - A. First floor: Nine hundred (900) square feet.
 - B. Total: Fifteen hundred (1,500) square feet.
- 2. Lot size
 - A. Minimum area: the overall density of parcels lying entirely within the Environmental Corridor shall be not less than one dwelling unit per five (5) acres of corridor area, with no lot area being less than two (2) acres in size. On parcels which contain area outside of the environmental corridor or partially within the environmental corridor and in a zoning category requiring less than a five (5) acre lot, the five (5) acre density requirement shall not apply and the lot can be the size required for that adjacent zoning category as long as any earth altering activity and/or building envelopes are located outside of the corridor area and appropriately restricted as such on the face of the Certified Survey Map, Subdivision Plat or other appropriate matter and recorded in the office of the Register of Deeds. The overall goal of this requirement is to obtain a maximum density of building activity within

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the environmental corridor of not less than one (1) dwelling unit for each five (5) acres of environmental corridor lands.

- B. Lands which lie within a larger parcel or tract of land, the remainder of which is zoned either A-P Agricultural Land Preservation District or A-T Agricultural Land Preservation Transition District, shall have a minimum (gross) parcel size of 35 acres.

3. Preservation of Open Space

- A. For parcels lying entirely within an Environmental Corridor Zoning District, no open space regulation shall apply. However, all earth altering activities and vegetative removal including building sites and drive areas (area of disturbance) shall be no more than 15% of five (5) acres (32,600 square feet) in the environmental corridor may be disturbed with such land disturbance.
- B. For parcels which lie partially within and partially outside of the environmental corridor, the area of disturbance shall be limited to that area outside of the environmental corridor unless otherwise permitted by a building envelope on the certified survey map, subdivision plat or other document.

(Section 9(d), formerly section 6.74, was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Sections 9(b)3 and (b)4.C were amended by Enrolled Ordinance 161-12, effective 07-13-06.)

(Section 9(b)1 was amended by Enrolled Ordinance 163-55, effective 11-13-08.)

SECTION 10 A-E EXCLUSIVE AGRICULTURAL CONSERVANCY DISTRICT

(a) **Purpose and intent**

This district is intended to apply to those areas of Waukesha County presently in agricultural use by virtue of either cultivation, pasture or in some other way, and which if they were not being used for agricultural purposes would be classified as conservancy lands due to inherent wet soil characteristics and the presence of natural vegetation indicative of wet soils. The intent of the district is to preserve and maintain agricultural uses on lands suited for such purposes. They often include lands poorly suited for urban or suburban development while being particularly well suited for some types of agricultural use either with or without a higher level of soil management. In this district structures related to farm operations, including dwellings, are deemed consistent with the purpose of this section where the location of buildings associated with the permitted agricultural operation is found to conform with health, sanitation and safety provisions of this and any other state regulation or local ordinance. Determination of such suitability shall be evidenced by onsite examination and evaluation. The intent for mapping purposes is that lands within this district shall have exhibited those agricultural uses in the past. It is not the intent of this section to promote or permit the conversion of wetlands.

(b) **Use regulations: Permitted uses**

1. Any uses and structures permitted in the C-1 Conservancy district and if located in a wetland or floodplain, the provisions of Section 7(c)2 must be met.
2. Ordinary farm uses, including dairying, livestock, poultry raising and truck farming.

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3. Accessory uses within buildings normally associated with permitted agricultural operations including single-family dwellings and shelters for housing animals, except that no structure shall be located in a floodplain or upon lands not suited due to soil limitations. Any existing structures within floodlands must conform to section 8 of this Ordinance.
4. Nurseries, greenhouses and hatcheries limiting the retail sales of such produce to that which is produced by the farm operator.
5. Roadside stands.
6. Signs not to exceed forty (40) feet in area displaying the name of the farm or farm organization.
7. Additional requirements for variances in the floodplain:
 - A. Any variance granted on a property located in the floodplain shall meet the following additional criteria:
 - i. May not cause any increase in the regional flood elevation.
 - ii. May not increase the amount of obstruction to flood flows.
 - iii. The variance shall only be granted upon a showing of good and sufficient cause, shall be the minimum relief necessary, shall not cause increased risks to public safety or nuisances, shall not increase costs for rescue and relief efforts and shall not be contrary to the purpose of the ordinance.
 - iv. The floodproofing measures and EFD Existing Floodplain Development Overlay District standards required in this ordinance, NR 116 of the Wisconsin Administrative Code and FEMA regulations must be met.

When a floodplain variance is granted, the Board of Adjustment shall notify the applicant in writing that it may increase flood insurance premiums and risks to life and property. A copy shall be maintained with the variance record.

- B. In a floodway, any modification or addition to a nonconforming structure or any structure with a nonconforming use may only be allowed with approval by the Waukesha County Board of Adjustment as a variance and pursuant to the above additional requirements for variances in the floodplain. If the Board of Adjustment grants said variance, the Board of Adjustment must require that an addition to the existing structure be floodproofed, pursuant to Section 8(c), by means other than the use of fill, to the flood protection elevation; and

If an enclosed structure used for parking and limited storage has a foundation partially below the flood protection elevation, the enclosed area shall be designed by a registered architect or engineer to allow for the efficient entry and exit of flood waters without human intervention. A minimum of two openings must be provided with a minimum net area of at least one square foot of an enclosed area. The lowest

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part of the opening can be no more than 12 inches above the adjacent grade and the parts of the foundation below the flood protection elevation must be constructed of flood-resistant materials. Mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation.

(c) **Conditional uses**

Conditional uses as provided in sections 4(g) 1. and 4(g) 2.

(d) **Building location**

1. Setback: Fifty (50) feet minimum
2. Offset: Fifty (50) feet minimum.

(e) **Height regulations**

1. Dwelling: Thirty-five (35) feet maximum.
2. Accessory buildings:
Farm, sixty (60) feet maximum, other fifteen (15) feet maximum, except that this height limit may be increased to allow structures up to one hundred (100) feet maximum where the road setback and offset is equal to or exceeds the height of the structure itself.

(f) **Area regulations**

1. Floor area: Minimum required for single-family dwelling where permitted.
 - A. Minimum required:
 1. First floor: Nine hundred (900) square feet.
 2. Total, one (1) family: One thousand (1,000) square feet.
 - B. Maximum floor area ratio permitted Ten (10) percent.

(Ord. No. 141-44, §§ XLVI, 7-22-86)

(Section 10(e) 2., formerly section 6.05, was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 10(b) was amended by Enrolled Ordinance 163-55, effective 11-13-08.)

SECTION 11 A-P AGRICULTURAL LAND PRESERVATION DISTRICT

(a) **Purpose and intent**

The purposes of the A-P agricultural land preservation district are:

1. To preserve productive agricultural lands for the production of food and fibre.
2. To preserve productive farms by preventing land use conflicts between incompatible uses.
3. To control the cost of public services through efficient extension of those services.
4. To maintain a viable agricultural base and associated agricultural supportive uses.
5. To pace and shape development in the changing rural landscape.

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6. To implement the provisions of the Waukesha County Agricultural Land Preservation Plan.
7. To comply with the provisions of the Wisconsin Farmland Preservation Act which permits eligible landowners to receive tax credits under section 71.09(11) of the Wisconsin Statutes.

(b) **Lands to be included within A-P agricultural Land Preservation district**

Lands to be included with the A-P agricultural land preservation district are as follows:

1. Lands historically exhibiting good crop yields or those capable of such good crop yields by virtue of their good soil characteristics.
2. Lands which have been demonstrated to be productive for dairying, livestock raising and grazing and have records of good production levels.
3. Other lands which form an integral part of such farm operations.
4. Lands use for the production of specialty crops such as onions, herbs, sod, fruits and vegetables.
5. Lands which are capable of productive use through economically feasible improvements such as irrigation or tile draining when wetlands are not thereby disturbed or converted.

(c) **Use regulations: Permitted uses**

1. Any permitted use as described in the A-E exclusive agricultural district.
2. General farming, including agricultural, dairying and floraculture forestry, livestock grazing, hay baling, grain drying for grain originating on or in connection with a single farm operation, livestock raising, paddocks, stables, truck farming, viticulture, nurseries, sod farms, providing only that farm buildings housing animals, barnyards and feedlots, shall not be located within a floodland nor closer than one hundred (100) feet to any navigable water course nor closer than one hundred (100) feet to an existing adjacent dwelling or residentially zoned lot.
3. Farm dwellings for farm owners, which for the purpose of this ordinance, shall include residences to be occupied by a person who, or a family at least one member of which, earns a substantial part of his or her livelihood from the farm operations on the farm parcel, or is a parent or child of the operator (owner) of the farm.

Each such additional dwelling shall be placed on a separately described parcel created under minor land division regulations of the town in which it is located or under the Shoreland Floodland Subdivision Control Ordinance subject to the following:

- A. Permitted Uses: The lots hereby created will meet the requirements of the R-1 District, which requires a minimum lot area of one (1) acre with one hundred and fifty (150) feet of minimum average width per lot.
- B. Conveyance to a person or persons other than those related to the farm operator shall be restricted by Deed restriction at the time of recording of the land division document, until such time as the parcel becomes rezoned to a zoning district other

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than A-P agricultural land preservation district permitting single family residences as a right within a floodland nor closer than one hundred (100) feet to any navigable water course nor closer than one hundred (100) feet to an existing adjacent dwelling or residentially zoned lot.

4. Existing dwellings or dwellings remaining after the consolidation of a farm enterprise. Parcels thereby created as a result of consolidation shall be not less than one (1) acre in size and shall meet the offset and setback requirements of the R-1 residential district. New non-farm dwellings are prohibited (Cross reference--Shoreland and Floodland Subdivision Control Ordinance, App. D)

(d) **Conditional uses**

Conditional uses as provided in sections 4(g) 1., 2., 7., 8., 9., 10., 12., 15., 23., 24., 25. and 28., except that in the cases of sections 4(g) 10., 23. and 25., such uses may be allowed only if incidental to and compatible with the continued long term agricultural use of the lands which make up the major portion of lands in the A-P district (i.e., private hunt clubs during the non-growing season and sand and gravel removal on non-productive lands with restoration of the site to a condition suitable for agricultural use).

(e) **Building location**

1. Setback: Fifty (50) feet minimum.
2. Offset: Fifty (50) feet minimum.

(f) **Height regulations**

1. Principal building: Thirty-five (35) feet maximum.
2. Accessory building: Sixty (60) feet maximum, except that both principal and accessory buildings may be increased to not more than one hundred (100) feet where the setback and offset equals or exceeds the height of the structure.

(g) **Area regulations**

1. Floor area, minimum required
 - a. First floor: Nine hundred (900) square feet.
 - b. Total, one (1) family: One thousand one hundred (1,100) square feet.
2. Maximum floor area ratio permitted: Ten (10) percent.

(h) **Lot size**

1. Minimum parcel size: Thirty-five (35) acres, except as may be provided in section 11(c) 4. for those residual existing dwellings and parcels that result due to farm consolidation.
2. Minimum average width: Six hundred (600) feet, excepted as provided in section 11(c) 4.

(Ord. of 11-5-84, § VI)
(Ord. of 11-5-84, § VIII)

SECTION 12 A-T AGRICULTURAL LAND PRESERVATION DISTRICT

(a) Purpose and intent

The purpose of this district is to protect and encourage farming in areas that are anticipated to develop consistent with adopted plans for the community. The district will serve as a holding or transition zone enabling farmers to continue in the practice of farming and making qualified farmers eligible to claim income tax credits under the State of Wisconsin's Agricultural Land Preservation Program. Because lands in this district are recognized as possessing development potential consistent with adopted plans for the community, it is the policy of the county zoning agency to conduct a periodic comprehensive review of all A-T agricultural land preservation transition district lands at least every (5) years beginning in 1990. Additional stated purposes of the district are as follows:

1. To preserve productive agricultural lands for the production of food and fiber.
2. To preserve productive farms by preventing land use conflicts between incompatible uses.
3. To control the cost of public services through efficient extension of those services.
4. To maintain a viable agricultural base and associated agricultural supportive uses.
5. To pace and shape development in the changing rural landscape by preventing premature development of lands intended to be served by municipal services or when such land is determined to be necessary for growth and development by the community and by virtue of other factors.
6. To implement the provisions of the Waukesha County Agricultural Land Preservation Plan.
7. To comply with the provisions of the Wisconsin Farmland Preservation Act which permits eligible landowners to receive tax credit under section 71.09(11) of the Wisconsin Statutes.

(b) Land to be included with A-T agricultural land preservation transition district

Lands to be included within the A-T agricultural land preservation transition district are as follows:

1. Lands historically exhibiting good crop yields or those capable of such good crop yields by virtue of their good soil characteristics.
2. Lands which have been demonstrated to be productive for dairying, livestock raising and grazing and have records of good production levels.
3. Other lands which form an integral part of such farm operations.
4. Lands used for the production of specialty crops such as onions, herbs, sod, fruits and vegetables.

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5. Lands which are capable of productive use through economically feasible improvements such as irrigation or tile draining when wetlands are not thereby disturbed or converted.
 6. Lands suited for development but which, for the present, lie beyond recognized needs to provide land for growth and development in the near term but do lie within areas recognized as needed for growth and development in the long term.
- (c) **Use regulations: permitted uses**
Any permitted use as described in the A-P agricultural land preservation district.
- (d) **Conditional uses**
Conditional uses as provided in sections 4(g) 1., 2., 7., 8., 9., 10., 12., 15., 23., 24., 25. and 28., except that in the cases of 4(g) 10., 23., and 25. such uses may be allowed only if incidental to and compatible with the continued long term agricultural use of the lands which make up the major portion of lands in the A-T district (i.e., private hunt clubs, during the non-growing season and sand and gravel removal on non productive lands with restoration of the site to a condition suitable for agricultural use).
- (e) **Building location**
 1. Setback: Fifty (50) feet minimum.
 2. Offset: Fifty (50) feet minimum.
- (f) **Height regulations**
 1. Principal building: Thirty-five (35) feet maximum.
 2. Accessory building: Sixty (60) feet maximum, except that both principal and accessory buildings may be increased to not more than one hundred (100) feet where the setback and offset equals or exceeds the height of the structure.
- (g) **Area regulations**
 1. Floor area, minimum required:
 - A. First floor: Nine hundred (900) square feet.
 - B. Total, one (1) family: One thousand one hundred (1,100) square feet.
 2. Maximum floor area ratio permitted: Ten (10) percent.
- (h) **Lot size**
 1. Minimum parcel size: Thirty-five (35) acres, except as may be provided in section 11(c) 4. for those residual existing dwellings and parcels that result due to farm consolidation.
 2. Minimum average width: Six hundred (600) feet, except as provided in section 11(c) 4.

(Ord. of 11-5-84. § X)

SECTION 13 A-B AGRICULTURAL BUSINESS DISTRICT

(a) Purpose and intent

The primary purpose of this district is to maintain, encourage and promote agriculturally related business endeavors on appropriate lands within the community. Such endeavors properly located and regulated serve to support and enhance the viability of agriculture as an economic activity.

For mapping purposes--It is the intent of this ordinance that suitable areas be described to provide for buffering from adjacent uses and that the minimum size of any proposed establishment of the A-B district be five (5) acres in extent. Existing uses which may come under the A-B agricultural business district shall be considered on a case-by-case basis and may be less than five (5) acres if the existing parcel upon which the use is located contains less than the required five (5) acres, with the plan commission making a determination as to compatibility with the existing site and the surrounding or adjacent uses.

(b) Use regulations: permitted uses

All the following uses permitted by right in the A-B Agricultural Business District are subject to Site Plan and Plan of Operation approval of the plan commission and zoning administrator:

1. Warehousing, transfer and transport services of agricultural commodities.
2. Horticultural services, including the retail sale of nursery landscape material and other agricultural crops and related commodities.
3. Feed milling operations.
4. Agricultural machinery sales and services.
5. Cheese factories.
6. Bulk milk collection, storage and distribution facilities.
7. Veterinarian services.
8. Custom grain drying.
9. Poultry and/or egg production.
10. Residential use may be permitted only in connection with or accessory to otherwise permitted uses.
11. Any other use consistent with stated intent of this district subject to approval of the town plan commission and zoning administrator.

(c) Conditional uses

Conditional uses as provided in sections 4(g) 1., 2., 8., 9., 12., 15. and 28.

(d) Building location

1. Setback: Fifty (50) feet minimum.

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2. Offset:

- A. Buildings used for commercial purposes which include the housing of livestock one hundred (100) feet minimum unless adjacent district is the A-P, A-B, A-O or A-E agricultural districts, in which case twenty (20) feet minimum shall apply.
- B. Buildings used for commercial purposes not involving livestock housing or animal waste storage, ten (10) feet minimum.
- C. The integrated site plan will relate buildings, parking areas and any loading dock facilities that may be necessary and accessory to the use and shall be governed by suitable contemporary design criteria.

(e) **Height regulations**

- 1. Principal building: Thirty-five (35) feet maximum
- 2. Accessory building: Sixty (60) feet maximum, except that both principal and accessory buildings may be increased to more than one hundred (100) feet when the setback and offset equals or exceeds the height of the structure.

(f) **Area regulations**

- 1. Floor area:
 - A. Minimum required for residential purposes: Nine hundred (900) square feet per dwelling unit.
 - B. Maximum floor area ratio: Fifty (50) percent of the site.
- 2. Lot size:
 - A. Minimum area: Five (5) acres, unless the plan commission determines that an existing use or a smaller parcel is appropriate and consistent with section 13(a).
 - B. Minimum average width: Three hundred (300) feet.

(Section 13(b), formerly section 6.22, was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

SECTION 14 A-O EXISTING AGRICULTURAL OVERLAY DISTRICT

(a) **Purpose and intent**

The purpose of this district is to allow for the continued agricultural use of land while recognizing that other land uses of a rural or semi-rural nature other than farming or agricultural may be needed in the general area. It is anticipated that the assignment of this overlay district to specific parcels of land will provide a greater degree of freedom for farm operators and for town plan commissions, town boards and the county zoning agency in dealing with situations where present owners are committed to continuing the agricultural use and the potential of incompatibility is present. The basic intent of the district is similar to that upon which conditional uses in this ordinance are promised. This district will grant the uses permitted in the A-P district as well as the uses of the underlying basic district.

SECTION 15 AD-10 AGRICULTURAL DENSITY-10 DISTRICT

(a) Purpose and intent

1. The purpose of this zoning district is to protect and encourage the preservation of Prime Agricultural tillable land, (U.S.D.A. Class I and II soils) in minimum 20 acre contiguous areas, to discourage residential development on agriculturally productive and environmentally sensitive areas, provide for some marketability of such lands, to encourage more economical use of lands suited to limited and controlled residential development by permitting more intensive use of such lands without changing the overall rural character of the town or population density of the town as set forth in the adopted Land Use Plan. Additional stated purposes of the district are as follows:
 - A. To transfer residential density opportunities to promote the preservation of the rural character of the town by encouraging farm fields, pastures, orchards, and natural open spaces to be retained either as common open spaces, or as part of a farm operation known as "agricultural preserved land."
 - B. To achieve the optimum residential environment while recognizing the rural character of the Town. The density transfer technique is designed to permit variable lot sizes in the utilization of the most desirable terrain for housing sites while encouraging preservation of prime agricultural tillable lands worthy of such preservation.
 - C. This district encourages the transfer of residential development rights from one area of a parcel to another, from one tract of land to another, and from the RRD-5, the AD-10, A-E and C-1 districts thereby allowing the increase in density of development on suitable lands for development in exchange for establishing the preservation of more desirable agriculturally productive lands known as "agricultural preserved lands".
 - D. The transfer of development rights may only take place between the RRD-5, the AD-10, C-1 and A-E districts, except that only a maximum of 20% of the transferring land zoned C-1 Conservancy or A-E Exclusive Agricultural Conservancy may be counted toward the overall density to be provided for the receiving land.

(b). Review of Proposed Development

Where a development is to occur involving the transfer of development rights and establishment of "preserved lands", approval by the Town Planning Commission and the County Zoning Agency shall be required. The development proposed shall conform to the following standards:

1. The shape and arrangement of preserved lands designated for agricultural use should be consistent with practical requirements for an agricultural activity, and be of a justifiable value for farm use, or as a contribution to the goal of preserving the rural environmental character. The preserved areas must be at least twenty (20) acres of contiguous area, not necessarily on the same parcel, and consist of U.S.D.A. Class Prime or statewide classified Agricultural soils unless a local Land Use Plan has been adopted which further limits the classification to a specific classification of soils, and be tillable without the necessity of removing mature vegetation.

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2. Only 20% of the C-1 or A-E zoned areas may be used when calculating the overall density. Where more than 50% of the site is zoned in the C-1 or A-E category, only that amount of acreage up to the 50% amount may be used in the above calculation for purposes of computing allowed density. Where the calculation results in a fraction of .5 or greater, the density may be "rounded up". This rule shall apply only when a local Land Use Plan has been adopted and specifically addresses the issue of crediting such areas for development purposes.

EXAMPLE: 100 acres - Tract of Land
 90 acres - Zoned C-1
 10 acres - Zoned AD-10

50% of 90 acres = 45 acres
20% of 45 acres = 9 acres

Total qualifying area considered for density limits = 19 acres.

Number of dwelling units allowed = 1.9 rounded up to 2.

3. The preserved lands shall be retained in one of the following manners:
 - A. Development would occur at the allowable densities with the larger parcels having the building site outside of the agriculturally significant and tillable area and the open area or agricultural lands (preserved lands) could be owned and retained by the party transferring the rights and would be protected through a deed restriction or covenants recorded with the Waukesha County Register of Deeds so noting the part that development rights have been utilized for the subject land. No additional development rights would accrue to that site until such time as it could be served with municipal sewer and a zoning change is approved by the Town and County in accordance with an adopted local Land Use Plan.
 - B. All lot owners within the developed area for which the preserved lands are protected could own an undividable interest in said preserved land. Development of those lands may not occur until such time as sewer is available and a zoning change is approved by the Town and County in accordance with an adopted local Land Use Plan. This can be accomplished without requiring a conditional use for a Planned Unit Development.
 - C. The preserved lands, when noted in the adopted Park and Open Space Plan, may be retained in public ownership.
4. On a parcel which is zoned AD-10, the development density shall not exceed ten (10) acres for each dwelling unit with credit for the C-1 or A-E zoned lands in accordance with section 15(b) 2.
5. In order to encourage development in areas designated for residential growth on an adopted local Land Use Plan, development rights may be transferred from this zoning district (AD-10) to an RRD-5 district at a rate of 1.2 dwelling units per ten (10) acres.

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6. In order to preserve the rural character as well as the efficiency and safety of existing road systems, the inappropriate development of lots strung out along such roads with individual driveway accesses from each lot will be minimized. The goal of this provision is to encourage grouping of lots on an interior street which will then access the existing road system.
7. For the purpose of transferring residential development rights, the petitioner shall provide documentation at the time of submittal of the preliminary plat indicating that he is the owner of the subject property or has the authority under the terms of a written contract (Offer to Purchase), to make commitments on the transferring land.
8. No building intended in whole or part for residential use shall be erected or relocated unless the lot on which it is located meets the required density factor, or has allocated to it, through the transfer program, sufficient additional preserved lands to meet the required density factor for the district in which it is located. Where the total area, or the prorated factor involved includes more than one zoning district, the density factor, as calculated using the entire project, shall apply.
9. Any land claimed in addition to the actual described residential lots, for credit toward meeting the density factor requirement, shall have its status permanently established, and guaranteed, either by dedication to the public, or by appropriate covenants running with the lands, in conveyance of agricultural easements. Such covenants and easements shall be recorded in the office of the Register of Deeds and shall restrict the property against any development or use except as is consistent with its preservation as agricultural land or as a form of common open space unless sewer becomes available, and the zoning of the property is changed in accordance with adopted local Land Use Plan. The preserved land status of any parcel shall be indicated on the official zoning map.
10. In addition to requiring an appropriate open space or an agricultural easement on the transferring lands in favor of the town and/or county, covenants shall be placed in the title of each dwelling unit, giving the owner enforceable rights to prevent the future development of the transferring lands until such time as sewer is available and the subject property is rezoned to allow additional development.

(c) **Use Regulations: Permitted Uses**

1. Residential:
 - A. Single family uses.
 - B. Only a duplex as a two family residential use pursuant to issuance of a conditional use permit pursuant to Section 4(g)20 and compliance with the floor area requirements contained herein.
2. Ordinary farm uses (including dairy, livestock, poultry raising, raising of crops, and truck farming) on parcels having a minimum of five (5) acres and subject to the requirements of section 19(a) 1.
3. Accessory uses and buildings normally associated with an agricultural operation including garages, stables, and poultry houses. Buildings used for housing animals shall maintain a minimum offset of fifty (50) feet from all adjacent lot lines.

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4. Signs:
 - A. Sign not to exceed twelve (12) square feet in area displaying the name of the farm or farm organization.
 - B. Subdivision signs in accordance with the sign provisions of this Ordinance.
5. Wholesale nurseries, greenhouses and hatcheries.
6. Roadside stands subject to the following:
 - A. Off-street parking for a minimum of five (5) vehicles must be provided.
 - B. No such stands shall be closer than thirty (30) feet to the base setback line or closer than twenty (20) feet to any lot line.
7. Home occupation and professional offices as regulated herein.
8. Hobby kennels as regulated in Section 18(a) 9.
- (d) **Building Location**
 1. Setback: Fifty (50) feet minimum
 2. Offset: Twenty (20) feet minimum
- (e) **Height Regulations**
 1. Principal structure: Thirty-five (35) feet maximum
 2. Accessory Buildings:
 - A. Farm buildings: Sixty (60) feet maximum
 - B. Other accessory buildings: Fifteen (15) feet maximum
- (f) **Area Regulations**
 1. Floor Area:
 - A. Single family residential: Minimum required first floor--Nine hundred (900) square feet. Total: Fifteen hundred (1,500) square feet.
 - B. Two family: Minimum required first floor (per family) - Seven hundred and fifty (750) square feet. Total (per family): Fourteen hundred (1,400) square feet.
 - C. Maximum floor area ratio: 15%.
 2. Lot size:
 - a. Minimum required area: one (1) acre
 - b. Minimum average width: one hundred and fifty (150) feet.

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3. Open space: Thirty thousand (30,000) square feet.
4. Density Division Standards and Lot Size:
 - A. A parcel which is zoned AD-10, may be developed at no more than a ten (10) acre density per dwelling unit. No individual lot may be less than one (1) acre, have less than a minimum average width of one hundred and fifty (150) feet and shall have open space of at least thirty thousand (30,000) square feet per family.
 - i. Only 20% of the C-1 or A-E zoned areas may be calculated in the overall density. Where more than 50% of the site is zoned in the C-1 or A-E categories, only that amount of acreage up to the 50% amount may be used in the above calculations for purposes of computing allowed density.
 - ii. Residential development shall be allowed on non-prime agricultural soils, (U.S.D.A. Class III and below) and non-tillable or mature vegetated areas consisting of Class I and II soils, unless the area of prime agricultural soils is less than twenty (20) contiguous acres.
 - iii. All farm fields which must be preserved are those which are a minimum of twenty (20) acres in contiguous area and consist of U.S.D.A. Class I and II prime agricultural tillable soils. The twenty (20) acre minimum area must be on the subject parcel or contiguous to prime agricultural tillable areas on an adjacent parcel.
 - B. In any RRD-5 zoned district, development shall occur at a 1.2 dwelling units per ten (10) acres of AD-10 zoned land.
 - i. Only 20% of the C-1 or A-E zoned areas may be calculated in the overall density. Where more than 50% of the site is zoned in the C-1 or A-E categories, only that amount of acreage up to the 50% amount may be used in the above calculations for purposes of computing allowed densities.
 - ii. In the RRD-5 Residential district, development shall only be allowed on non-prime agricultural soils, (U.S.D.A. Class III and below) or Class I and II soils which are not tillable because of natural vegetation, unless on prime agricultural soils of less than twenty (20) contiguous acres.
 - iii. All farm fields in the RRD-5 district which must be preserved are those areas which are a minimum of twenty (20) acres in contiguous area and consist of (U.S.D.A. Class I and II) prime agricultural soils and are tillable. The twenty (20) acre minimum area may be on the subject parcel or contiguous to prime agricultural areas on an adjacent parcel.

(Section 15(c)1 was amended by Enrolled Ordinance 161-12, effective 07-13-06)
(Section 15(a)1.D was amended by Enrolled Ordinance 163-55, effective 11-13-08.)

SECTION 16 RRD-5 RURAL RESIDENTIAL DENSITY DISTRICT 5

(a) General Regulations: Purpose and intent

1. The purpose of this zoning district is to allow the development of land at densities not greater than one (1) unit for each five (5) acres on all non-prime agricultural areas, in order to encourage the preservation of Prime Agricultural tillable land, (U.S.D.A. Class I and II soils) to discourage residential development on environmentally sensitive areas, provide some marketability for such lands, and to encourage a more economical use of land which is suited to residential development by permitting more intensive use of such lands without changing the overall rural character of the town and the population density of the town as set forth in the adopted Land Use Plan. Further, only 20% of the lands in the C-1 Conservancy or A-E Exclusive Agricultural Conservancy zoning districts may be used when calculating the allowable living units.
2. This district encourages the transfer of residential development rights from one area of a parcel to another, and from one tract of land to another, thereby increasing the density of development in exchange for establishing the preservation of other lands as "agricultural preserved lands".
3. Development Goals
The stated intent of the density regulations where preserved lands will be established can be implemented in the following manner:
 - A. Development would occur at five (5) acre densities with the buildable parcels having the building site outside of the prime agricultural tillable area and the open area (transferring lands) would be retained through a deed restriction or covenants with no development rights until such time as it could be served with municipal sewer and a zoning change is approved by the Town and County Boards, in accordance with the adopted local Land Use Plan.
 - B. All lot owners would own an undividable interest in the large open space area with development rights transferred and only to be developed at such time as sewer is available and a zoning change is approved by the Town and County Boards in accordance with the adopted local Land Use Plan.
 - C. The land owner or his heirs and assign who sold the development rights could retain those lands with the original farmstead; however, no development rights of that parcel beyond those available under this provision would be allowed to be transferred until such time as sewer became available and rezoning of the parcel is approved by the Town and County Board in accordance with the adopted Local Land Use Plan.
4. Preservation of Rural Character: A basic goal of this density transfer technique is to promote the preservation of the rural character of the town by encouraging farm fields, pastures and orchards and natural open spaces to be retained, either as common open spaces or as part of a farm operation under the "preserved land" category.
5. Preservation of Agricultural Lands: The shape and arrangement of preserved lands designated for agricultural use should be consistent with practical requirements for an agricultural activity and be of justifiable value for farm use or as a contribution to the goal of

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preserving the rural environmental character. The preserved areas must be at least twenty (20) acres of contiguous area, not necessarily on the same parcel, and consist of U.S.D.A. Class I and II soils for prime agricultural use, and be tillable without the necessity of removing mature vegetation.

6. Relationship of Development to Agricultural Area: Consideration shall be given as to whether the development plans for roads, building sites and preserved agricultural areas is based upon the careful consideration of the most appropriate relationship to the existing terrain conditions, suitable capacity for onsite sewage disposal systems, provisions for storm water drainage and retention, the potential impact upon surrounding areas, the size, location and the agricultural viability of the agricultural lands being preserved.
7. Access To Town and County Roads: In order to preserve the rural character, as well as the efficiency and safety of existing road systems, it will be required to minimize the development of lots strung out along such roads with individual driveway accesses from each lot. One goal of density control is to encourage the grouping of lots on interior streets which will access the existing road system.

(b) **Principles and Guidelines**

1. The portion of a tract of land from which development rights are transferred is hereby termed the "transferring land", and the tract to which the additional dwelling unit development potential is added is termed the "receiving land"
2. The transfer of development rights may only take place between RRD-5, the AD-10, A-E Exclusive Agricultural Conservancy and C-1 Conservancy Zoning Districts except that only a maximum of 20% of the transferring land zoned C-1 Conservancy or A-E Exclusive Agricultural Conservancy may be counted towards the overall density to be provided for the receiving land. Where more than 50% of the site is zoned in the C-1 or A-E category, only that amount of acreage up to the 50% amount may be used in the above calculations for density purposes.
3. For the purpose of transferring residential development rights, the petitioner shall provide documentation at the time of submittal of the preliminary plat indicating that he is an owner of the subject property or has the authority under the terms of a written contract (Offer to Purchase) to make commitments on the transferring land.
4. In addition to requiring an appropriate open space or an agricultural easement on the transferring lands in favor of the town and/or county, covenants shall be placed in the title of each dwelling unit, giving the owner enforceable rights to prevent the future development of the transferring lands until such time as sewer is available and the subject property is rezoned to allow additional development.
5. This zoning category is designed to control the intensity of use in relationship to the natural, physical and ecological characteristics of the land, to implement the local Land Use Plans, allow development where soils can accommodate sewage disposal systems, discourage intense development where there is an inability to provide appropriate municipal services, basic economic factors and achievement of the desirable residential and environmental character and preservation of prime agricultural tillable areas consisting of U.S.D.A. Class I and II soils on a minimum of twenty (20) acres of contiguous area. To achieve the optimum

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residential environment in a rural character for the town, the density technique is designed to permit variable lot sizes in the utilization of the most desirable terrain for housing sites while encouraging the preservation of prime agricultural tillable lands and lands worthy of such preservation.

6. The density factor is expressed in terms of the amount of gross land area required for each dwelling unit. Such gross area includes the area of the lots and any other lands preserved in agricultural use where those areas are termed "preserved lands". The minimum lot size is expressed in terms of minimum area, and average width for the actual privately owned lot intended as the home site.
7. No building intended in whole or part for residential use shall be erected or relocated unless the lot on which it is located meets the required density factor or has allocated to it through the transfer program, sufficient additional preserved lands to meet the required density factor for the district in which it is located. Where "transferred lands" are to be established, no more than 20% of the total for computation may be in the C-1 Conservancy or A-E Exclusive Agricultural Conservancy zoning districts and in accordance with section 15(b) 2. of this Ordinance. Where the total area (or the pro-rated factor) involved includes more than one zoning district, the overall density factor shall apply. In any such case involving the establishment of "preserved lands" approval by the Plan Commission and the Waukesha County Zoning Agency shall be required, pursuant to the criteria and development goals set forth herein.
8. Any land claimed in addition to the actual described residential lots for credit toward meeting the density factor requirement shall have its status permanently established and guaranteed either by dedication to the public or by appropriate covenants running with the lands in conveyance of agricultural easements, such covenants and easements shall restrict the property against any development or use, except as is consistent with its preservation as agricultural land, or as a form of common open space, unless sewer becomes available and the zoning of the property is changed in accordance with the adopted local Land Use Plan. The preserved land status of any parcel shall be indicated on the official zoning map.

(c) **Use Regulations: Permitted Uses**

1. Single-family uses and not more than one two-family residential dwelling (duplex) pursuant to issuance of a conditional use permit under Section 4(g) 20.
2. Ordinary farm uses, including dairy and livestock, poultry raising, raising of crops, and truck farming or parcels having a minimum of five (5) acres.
3. Accessory uses and buildings normally associated with an agricultural operation, including garages, stables and poultry houses. Buildings used for housing of animals shall maintain a minimum offset of fifty (50) feet from all adjacent lot lines.
4. Signs:
 - A. Signs not to exceed twelve (12) square feet in area, displaying the name of the farm or farm organization.
 - B. Subdivision signs, in accordance with the sign provisions of the Ordinance.
5. Wholesale nurseries, greenhouses and hatcheries.

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6. Roadside stands; subject to the following:
 - A. Off-street parking for a minimum of four (4) vehicles shall be provided.
 - B. No such stand shall be closer than thirty (30) feet to the base setback line, or closer than twenty (20) feet to any lot line.
 7. Home occupation and professional offices, as regulated in section 18(a).
 8. Hobby kennels, as regulated in section 18(a).
- (d) **Building Location**
1. Setback: Fifty (50) feet minimum.
 2. Offset: Twenty (20) feet minimum.
- (e) **Height Regulations**
1. Principal structure: Thirty-five (35) feet maximum.
 2. Accessory buildings:
 - A. Farm Building: Sixty (60) feet maximum.
 - B. Other Accessory Building: Fifteen (15) feet maximum.
- (f) **Area Regulations**
1. Floor area
 - A. Minimum required first floor: Nine hundred (900) square feet. Total one-family: Fifteen hundred (1,500) square feet.
 - B. Two-family minimum required first floor: Seven hundred and fifty (750) square feet. Total per family: Fourteen hundred (1,400) square feet.
 - C. Maximum floor area ratio: 15%.
 2. Lot size
 - A. Minimum: One (1) acre.
 - B. Minimum average width: One hundred and fifty (150) feet.
 3. Open space: Thirty thousand (30,000) square feet.
 4. Density Division Standard
 - A. For parcels less than twenty (20) acres in size, the property must be developed in accordance with one of the two following methods:

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- i. The land may be divided into parcels with five (5) acre minimum lot sizes only if the parcel contains no prime tillable land or the prime farm land on the subject parcel is not contiguous to other prime farm land on an adjacent parcel which would meet the twenty (20) acre minimum size.
 - ii. The land may be developed at a five (5) acre overall density, as long as no more than one (1) living unit for each five (5) acres would be allowed and the prime tillable area is preserved where it is contiguous to an adjacent parcel where the prime agricultural area is a minimum size of at least twenty (20) acres.
- B. Parcels greater than twenty (20) acres in size must conform to the following standards:
 - i. They must be developed at no more than a five (5) acre density, taking into account only 20% of any C-1 Conservancy and A-E Exclusive Agricultural Conservancy where more than 50% of the site is zoned C-1 or A-E, only the amount of acreage up to the 50% amount may be used in the calculation of allowable density.
 - ii. Residential development would be allowed only on non-prime agricultural soils (U.S.D.A. Class III and below) which are tillable
 - iii. All farm fields which must be preserved, are those areas which are a minimum of twenty (20) acres in contiguous area and consist of U.S.D.A. Class I and II prime agricultural soil and are tillable. The twenty (20) acre minimum area may be on the subject parcel or contiguous to prime agricultural areas on an adjacent parcel.

(Section 16(c) 7., formerly section 8.01c(C)(1)(g), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)
(Section 16(c) 8., formerly section 8.01c(C)(1)(h), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)
(Sections 16(a)1, (b)2, (b)7, and (f)4.B.i. were amended by Enrolled Ordinance 163-55, effective 11-13-08.)

SECTION 17 A-5 MINI-FARM DISTRICT

(a) **Purpose and Intent**

This District is intended to provide for very low-density single-family residential development and the conversion of older farm dwellings to two-family units in predominantly rural areas in order to maintain, to some degree, the agricultural character of the property. These lands are best suited for small farm units, i.e., truck farms, horse farms, hobby farms, orchards and other similar agriculturally-related activities and usually contain a predominance of U.S.D.A. defined statewide significant category soils or prime category soils on parcels which do not qualify for agricultural preservation zoning or in areas which have an existing pattern of scattered or low-density residential development. Such a district is intended to be used to implement the County or Regional Land Use Plan category entitled "Other Agricultural or Rural Land".

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(b) **Use Regulations**

1. Permitted Uses:
 - A. Any use permitted in the A-1 Agricultural District.
 - B. Two-family uses in converted farm dwellings existing on the date of adoption of this Ordinance (June 23, 1970) subject to issuance of a conditional use permit, contained in section 4(g) 20.
2. Permitted Accessory Uses
Any of those accessory uses in the E-C Environmental Corridor District.

(c) **Building Location**

1. Setback: Fifty (50) feet minimum.
2. Offset:
 - A. Thirty (30) feet minimum.
 - B. Not less than fifty (50) feet from an adjacent property line for any building housing livestock, poultry or other animals. This does not include doghouses.

(d) **Height Limitations**

1. Principal Building: Thirty-five (35) feet maximum.
2. Accessory Building:
 - A. Farm: Sixty (60) feet maximum.
 - B. Other: Fifteen (15) feet maximum.

(e) **Area Regulations**

1. Floor Area:
 - A. Minimum required:
 - i. First floor: Nine hundred (900) square feet.
 - ii. Total: Fifteen hundred (1,500) square feet.
 - B. Maximum F.A.R. permitted: 10%.
2. Lot Size:
 - A. Minimum area: Five (5) acres.
 - B. Minimum average width: Three hundred (300) feet.
3. Open Space: Four (4) acres minimum.

(Section 17(d), formerly section 6.64, was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

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(Section 17(c)2.B was amended by Enrolled Ordinance 161-12, effective 07/13/06)

SECTION 18 A-1 AGRICULTURAL DISTRICT

(a) **Use regulations: Permitted Uses**

1. Any use as permitted in the A-E exclusive agricultural conservancy district.
2. One-family dwellings.
3. General farming on not less than five (5) acres and as regulated in 4. and 6. below.
4. The keeping of poultry and livestock, except that the keeping of hogs, male goats or fur-bearing animals shall not be permitted on less than twenty (20) acres.
5. Horticulture.
6. The following accessory buildings and uses, subject to the conditions specified:
 - A. Private garages, when located on the same lot, and not involving the conduct of a business; provided, however, that no private garage shall be erected unless that principal building to which such garage is an accessory use has been erected or is to be erected simultaneously with said garage.
 - B. Quarters for household or farm employees; provided, however, that such quarters shall be occupied only by individuals employed full time on the premises and their families.
 - C. Private boathouses, provided no living quarters are included in said boathouse. Only one (1) boathouse per lot is permitted.
 - D. Stables, barns, or poultry houses, which house livestock or poultry, shall not be less than fifty (50) feet from an adjacent property line.
7. Home occupations and professional offices as defined in this ordinance, when incident to the residential use and when situated in the same dwelling, subject to the following conditions:
 - A. No name plate exceeding three (3) square feet in area shall be permitted.
 - B. Such home occupation or professional office shall not occupy more than twenty (20) percent of the floor area of the principal building.
 - C. Such home occupation or professional office shall not employ more than one (1) person not a resident on such lot.
 - D. Adequate off-street parking facilities shall be provided adjacent, or reasonably adjacent to the building which houses such occupation or office.
 - E. Such permitted use shall not include conduct of any retail or wholesale business on the premises, nor the removal of sand, gravel or stone for commercial purposes.

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- F. Such permitted use shall not include the use of any machinery, tools, or other appliances which can reasonably be construed as creating an abnormal nuisance to the surrounding property owners.
8. A sign pertaining to the lease or sale of any building or land provided such sign does not exceed twenty (20) square feet in area. A sign not exceeding six (6) square feet in area may be maintained by the owner or occupant of any land or building for the purpose of displaying the name of the owner or occupant, or for the purpose of warning against trespasses.
9. Hobby kennel accessory to an otherwise permitted use, provided such use has the specific approval of the town plan commission and will not adversely affect the use of adjacent lands as may be determined by findings of the town plan commission. The proposed use of parcels in such a manner shall be made by written notice to land owners within one hundred (100) feet of the subject property and in any case to land owners immediately adjacent and across the street from such use by first class mail from the town plan commission prior to the meeting at which the town plan commission will consider approval of such use. The town plan commission may require such measures or provisions by the applicant as it may deem necessary to provide adequate protection of surrounding property. The town may deny the right to a hobby kennel on the basis of a finding that such a use would be incompatible and a possible nuisance to surrounding uses and not in the public interest. Any person aggrieved by a decision of the plan commission relative to this provision may appeal such decision to the board of adjustment for review and determination as provided for in section 38 of this Ordinance.

Where two (2) or fewer dogs are kept, such use shall be considered accessory to the principal use and shall not require special approval by the plan commission. In any case, if the keeping of any number of dogs accessory to the principal use becomes a nuisance to the neighborhood as may be determined by the town plan commission or town board, such use shall be terminated or the nuisance abated. Where necessary, the town plan commission or town board may take appropriate steps to abate such nuisance.

(b) **Building location**

1. Setback: Fifty (50) feet minimum.
2. Offset: Twenty (20) feet minimum.
3. Shore Setback: Seventy-five (75) feet minimum.

(c) **Height regulations**

1. Principal building: Thirty-five (35) feet maximum.
2. Accessory buildings:
 - A. Farm: Sixty (60) feet maximum.
 - B. Other: Fifteen (15) feet maximum.

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(d) **Area regulations**

1. Floor area:

A. Minimum required

- i. First floor: Nine hundred (900) square feet.
- ii. Total: One thousand three hundred (1,300) square feet.

B. Maximum F.A.R permitted: Ten (10) percent.

3. Lot size:

A. Minimum area: Three (3) acres.

B. Minimum average width: Two hundred (200) feet.

3. Open space: One (1) acre minimum per family.

(Ord. No. 141-44, §§ XLVIII, XLIX, 7-22-86)

(Former section 7.01(J) was repealed by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 18(a)4 was amended by Enrolled Ordinance 161-12, effective 07/13/06)

(Section 18(a)6.D was amended by Enrolled Ordinance 161-12, effective 07/13/06)

(Section 18(a)9 was amended by Enrolled Ordinance 162-47, effective 10/09/07)

SECTION 19 A-2 RURAL HOME DISTRICT

(a) **Use regulations**

1. Any use permitted in the A-1 Agricultural District, except that the keeping of poultry or livestock shall not be permitted on any lot less than three (3) acres. There shall be no more than one head of livestock or twenty (20) poultry for the first three (3) acres of land. There may be one additional head of livestock or twenty (20) additional poultry for each additional one (1) acre of land. All lands to be utilized for the keeping of livestock or poultry must be under the same ownership or additional leased lands may be used to increase the maximum permitted livestock or poultry if contiguous to the owners' property. Where such use lawfully existed prior to the date of this Ordinance, such use may be continued subject to the limitations regulating non-conforming use as regulated in Section 3(o) of this Ordinance.
2. Nurseries and greenhouses for the private and exclusive use of the dwelling occupant are permitted.

(b) **Building location**

1. Setback: Fifty (50) feet minimum.
2. Offset: Thirty (30) feet minimum.
3. Shore setback: Seventy-five (75) feet minimum.

(c) **Height regulations**

1. Principal building: Thirty-five (35) feet maximum.

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2. Accessory buildings: Fifteen (15) feet maximum.

(d) **Area regulations**

1. Floor area:

A. Minimum required:

i. First floor: Nine hundred (900) square feet.

ii. Total: One thousand five hundred (1,500) square feet.

B. Maximum F.A.R. permitted: Ten (10) percent.

2. Lot size:

A. Minimum area: Three (3) acres.

B. Minimum average width: Two hundred (200) ft.

3. Open space: Two-acre minimum per family.

(Ord. of 11-5-84, § XII)

(Ord. No. 141-44, §§ L, LI, 7-22-86)

(Section 19(c), formerly section 8.03, was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 19(a)1 was amended by Enrolled Ordinance 161-12, effective 07/13/06)

SECTION 20 A-3 SUBURBAN ESTATE DISTRICT

(a) **Use regulations: Permitted Uses**

Any use as permitted in the A-2 Rural Home District.

(b) **Building location**

1. Setback: Fifty-foot minimum.

2. Offset: Twenty-five-foot minimum.

3. Shore Setback: Seventy-five-foot minimum.

(c) **Height regulations**

1. Principal building: Thirty-five-foot maximum.

2. Accessory building: Fifteen-foot maximum.

(d) **Area regulations**

1. Floor area:

A. Minimum required:

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- i. First floor: Nine hundred (900) square feet.
 - ii. Total: One thousand five hundred (1,500) square feet.
- B. Maximum F.A.R. permitted: Ten (10) percent.
- 2. Lot size:
 - A. Minimum required: Two (2) acres.
 - B. Minimum average width: One hundred seventy-five (175) feet.
- 3. Open space: Seventy-five thousand (75,000) square foot minimum per family.

(Section 20(a) was amended by Enrolled Ordinance 161-12, effective 07/13/06)

SECTION 21 A-4 COUNTRY ESTATE DISTRICT

- (a) **Use regulations: Permitted Uses**
Any use permitted in the A-3 suburban estate district.
- (b) **Building location**
 - 1. Setback: Fifty (50) feet minimum.
 - 2. Offset: Thirty (30) feet minimum.
 - 3. Shore setback: (75) foot minimum.
- (c) **Height regulations**
 - 1. Principal building: Thirty-five (35) feet maximum.
 - 2. Accessory building: Fifteen (15) feet maximum.
- (d) **Area Regulations**
 - 1. Floor Area:
 - A. Minimum required: First Floor: Nine hundred (900) square ft.
Total: One thousand five hundred (1,500) square feet.
 - B. Maximum F.A.R. permitted: Ten (10) percent
 - 2. Lot Size:
 - A. Minimum area: One and one-half (1 1/2) acres
 - B. Minimum average width: Two hundred (200) feet
 - 3. Open Space: One (1) acre minimum per family

(Ord. No. 141-44, § LIII. 7-22-86)

SECTION 22 (Reserved)

SECTION 23 R-1 RESIDENTIAL DISTRICT

(a) Use regulations: Permitted Uses

1. Any use as permitted in the A-2 Rural Home District.
2. The keeping of usual household pets and hobby kennels but not including the operation of a commercial kennel unless a conditional use permit is obtained.

(b) Building location

1. Setback: Fifty (50) feet minimum.
2. Offset: Twenty (20) feet minimum.
3. Shore setback: Seventy-five (75) feet minimum.

(c) Height regulations

1. Principal building: The maximum height of a residential structure shall meet the following requirements:
 - A. A point measured from the lowest exposed point of the structure to the highest floor line shall not exceed 27 feet, and
 - B. A point measured from the lowest exposed point of the structure to any eave shall not exceed 36 feet, and
 - C. A point measured from the lowest exposed point of the proposed structure to the highest point of any roof shall not exceed 46 feet, and
 - D. On waterfront lots, no building or structure shall contain more than three (3) stories when viewed from the waterfront.
2. Accessory buildings: Eighteen (18) feet maximum.

(d) Area regulations

1. Floor area:
 - A. Minimum required:
 - i. First floor: Nine hundred (900) square feet.
 - ii. Total: One thousand three hundred (1,300) square feet.
 - B. Maximum F.A.R. permitted: Fifteen (15) percent.
2. Lot size:
 - A. Minimum area: One (1) acre.

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B. Minimum average width: One hundred fifty (150) feet.

3. Open space: Thirty thousand (30,000) square feet minimum per family.

(Ord No. 141-44, § LIV, 7-22-86)

(Section 23(c) was amended by Enrolled Ordinance 160-02, effective 05/13/05.)

(Section 23(a)1 was amended by Enrolled Ordinance 161-12, effective 07/13/06)

SECTION 24 R-2 RESIDENTIAL DISTRICT

(a) **Use regulations: Permitted Uses**

Any use as permitted in the R-1 residential district.

(b) **Building location**

1. Setback: Fifty (50) feet minimum.

2. Offset: Twenty (20) feet minimum.

3. Shore setback: Seventy-five (75) feet minimum.

(c) **Height regulations**

1. Principal building: The maximum height of a residential structure shall meet the following requirements:

A. A point measured from the lowest exposed point of the structure to the highest floor line shall not exceed 27 feet, and

B. A point measured from the lowest exposed point of the structure to any eave shall not exceed 36 feet, and

C. A point measured from the lowest exposed point of the proposed structure to the highest point of any roof shall not exceed 46 feet, and

D. On waterfront lots, no building or structure shall contain more than three (3) stories when viewed from the waterfront.

2. Accessory buildings: Eighteen (18) feet maximum.

(d) **Area regulations**

1. Floor area:

A. Minimum required:

i. First floor: Nine hundred (900) square feet.

ii. Total: One thousand one hundred (1,100) square feet.

B. Maximum F.A.R. permitted: Fifteen (15) percent.

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2. Lot size:
 - A. Minimum area: Thirty thousand (30,000) square feet.
 - B. Minimum average width: One hundred twenty (120) feet.
3. Open space: Twenty-five thousand (25,000) square feet minimum per family.

(Section 24(c) was amended by Enrolled Ordinance 160-02, effective 05/13/05.)

SECTION 25 R-3 RESIDENTIAL DISTRICT

- (a) **Use regulations: Permitted Uses**

Any use as permitted in the R-2 residential district.
- (b) **Building location**
 1. Setback: Fifty (50) feet minimum.
 2. Offset: Twenty (20) feet minimum.
 3. Shore setback: Seventy-five (75) feet minimum.
- (c) **Height regulations**
 1. Principal building: The maximum height of a residential structure shall meet the following requirements:
 - A. A point measured from the lowest exposed point of the structure to the highest floor line shall not exceed 27 feet, and
 - B. A point measured from the lowest exposed point of the structure to any eave shall not exceed 36 feet, and
 - C. A point measured from the lowest exposed point of the proposed structure to the highest point of any roof shall not exceed 46 feet, and
 - D. On waterfront lots, no building or structure shall contain more than three (3) stories when viewed from the waterfront.
 2. Accessory buildings: Eighteen (18) feet maximum.
- (d) **Area regulations**
 1. Floor area:
 - A. Minimum required:
 - i. First floor: Eight hundred fifty (850) square feet.
 - ii. Total: One thousand one hundred (1,100) square feet.
 - B. Maximum F.A.R. permitted: Fifteen (15) percent.

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2. Lot size:
 - A. Minimum area: Twenty thousand (20,000) square feet.
 - B. Minimum average width: One hundred twenty (120) feet.
3. Open space: Fifteen thousand (15,000) square feet minimum per family.

(Section 25(c) was amended by Enrolled Ordinance 160-02, effective 05/13/05.)

SECTION 26 (Reserved)

SECTION 27 P-I PUBLIC AND INSTITUTIONAL DISTRICT

(a) Intent of District

This district is intended to provide for those uses which serve a public need and are principally of an institutional, educational, medical, or governmental nature (whether public or privately owned and either "for profit" or "not for profit") and serving a public need, (but not including the operation of a bar, restaurant, or recreational facility as a commercial enterprise) unless authorized as a conditional use under section 4(g) 23. and 26. Group homes as regulated by Statute, shall not be included as they are either allowed in other districts or regulated pursuant to section 4.

(b) Permitted Uses

The following uses are permitted by right subject to review and approval of the site plan and plan of operation by the Planning Commission and County Zoning Administrator:

1. Hospitals and clinics or rehabilitation facilities or centers.
2. Nursing home.
3. Schools.
4. Mental health or substance abuse treatment, training, or counseling or rehabilitation facilities.
5. Residential treatment, training or education facilities.
6. Municipal buildings.
7. Museums.
8. Police and fire stations.
9. Libraries.
10. Penal reform institutions.
11. Military installations.
12. Public service yards.
13. Publicly owned and operated parks, recreational uses, golf courses, and open space uses.
14. Other similar uses as determined by the County Zoning Administrator and Plan Commission.

(c) Permitted Accessory Uses

1. Garages and buildings for storage of vehicles and/or equipment, which is used in conjunction with the operation of a permitted use.
2. Residential quarters used for other than a permitted use under section 27(b) shall be

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occupied only by individuals employed full- time on the premises and their families.

3. Stables, barns, or poultry houses provided that no building which houses said livestock or poultry is closer than one hundred (100) feet to any lot line.
4. Horticulture, including greenhouses and nurseries and to the extent associated with an otherwise permitted use, retail fruit and vegetable stands.
5. Signs displaying the name of the institution or facility provided they are no greater than fifty (50) square feet in area.
6. Parking in accordance with section 3(k).
7. Satellite dishes or other communication equipment apparatus.
8. Temporary Uses: Lands and buildings within the district may be used on a temporary basis for private and commercial uses usually not more than 1 week in duration. Such uses might consist of carnivals, rental of said buildings for private gatherings, use of buildings for temporary commercial displays or trade fairs and similar functions for the purpose of fundraising or other special and unique events in conjunction with the permitted use. Approval must be granted by the town board and the zoning administrator for such temporary use and subject to any condition that may be imposed.

(d) **Building Location**

1. Setbacks: Fifty (50) feet minimum.
2. Shore setback: Seventy-five (75) feet minimum.
3. Conservancy District Setback: Seventy-five (75) feet minimum.
4. Offset: Fifty (50) feet minimum.

(e) **Height Regulations**

1. Principal Buildings: Thirty-five (35) foot maximum, unless fire and emergency apparatus adequate to service a taller building is available to service the building on the subject parcel and verification of such apparatus' availability from the community providing fire and emergency services to or for the subject parcel is filed with the Town Building Inspector and the County Zoning Administrator prior to issuance of a zoning permit, in which event the maximum height of a principal building in the subject parcel shall be the maximum height which such available apparatus can service (but such maximum height shall not be greater than sixty (60) feet).
2. Farm Buildings: Sixty (60) feet maximum.
3. Other: Fifteen (15) feet maximum.

(f) **Area Regulations**

No minimum required. The use will dictate the size of the parcel. However, no more than 60% of the subject parcel shall be of impervious surfaces, consisting of roof tops, paved or gravel surface parking or service areas, and 40% of the subject parcel shall be in vegetative cover or tillable soil.

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(Section 27(c) 8., formerly section 12.03(8), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

SECTION 28 B-1 RESTRICTED BUSINESS DISTRICT

(a) **Use regulations: Permitted Uses**

1. Any use as permitted in the R-3 residential district.
2. The following retail or customer service establishments of a restrictive nature provided the location, building and Site Plan and Plan of Operation have been submitted to, and approved by, the plan commission and zoning administrator as being in keeping with the character of the surrounding residential area.
 - A. Boarding or lodging houses.
 - B. Delicatessen.
 - C. Florist shop.
 - D. Funeral home.
 - E. Gift shop.
 - F. Interior decorator.
 - G. Professional office or studio.
 - H. Tea room or restaurant provided no liquor is served.
 - I. Tourist home.
 - J. Any similar use subject to the approval of the plan commission and zoning administrator.
3. Signs subject to the following:
 - A. No sign shall exceed twenty (20) square feet in area.
 - B. No free standing signs shall exceed ten (10) feet in height from the ground.
 - C. Only one (1) sign shall be permitted for any such permitted use.
 - D. No sign shall include illuminating devices or be constructed of illuminated material or be specifically illuminated except by properly shielded cove or back lighting of a nonintermittent type on an opaque background, such source of light not to be more than two (2) feet from the vertical face to be illuminated.

(b) **Building location**

1. Setback: Fifty (50) feet minimum.
2. Offset: Twenty (20) feet minimum
3. Shore setback: Seventy-five (75) feet minimum.

(c) **Height regulations**

1. Principal building: Thirty-five (35) feet maximum.
2. Accessory buildings: Fifteen (15) feet max

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(d) **Area regulations**

1. Floor area

- A. Minimum required for residential purposes:
 - i. First floor: Nine hundred (900) square feet.
 - ii. Total: One thousand (1,000) square feet.
- B. Maximum F.A.R permitted: Twenty (20) percent.

2. Lot size:

- A. Minimum area: Thirty thousand (30,000) square feet.
- B. Minimum average width: One hundred twenty (120) feet.

3. Open space: Twenty-four thousand (24,000) square feet minimum per family.

(Section 28(a) 2., formerly section 13.01(1)(B), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

SECTION 29 B-2 LOCAL BUSINESS DISTRICT

(a) **Use regulations: Permitted Uses**

- 1. Any use permitted in the B-1 restricted business district.
- 2. Any of the following retail and customer service establishments, providing the location, building and Site Plan and Plan of Operation are submitted to and approved by the plan commission and the zoning administrator:
 - A. Art shop.
 - B. Appliance store.
 - C. Bakery (not over ten (10) employees).
 - D. Barber shop.
 - E. Beauty shop.
 - F. Bank or savings and loan office.
 - G. Clinic.
 - H. Clothing or drygoods store.
 - I. Confectionery store.
 - J. Drug store.
 - K. Furniture store.
 - L. Book or stationery store.
 - M. Fruit and vegetable market.
 - N. Grocery or other food products store.
 - O. Hardware store.
 - P. Ice cream store.
 - Q. Jewelry store.
 - R. Meat and fish market.

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- S. Music and radio store.
- T. News-stand.
- U. Notion or variety shop.
- V. Parking lot.
- W. Pharmacy.
- X. Radio and television sales and repair shop.
- Y. Photographer.
- Z. Shoe store.
- AA. Soda fountain.
- BB. Tailor or dressmaking shop.
- CC. Telegraph and telephone office and telephone exchange.
- DD. Utility company office.
- EE. Any similar use subject to the approval of the plan commission and zoning administrator.

3. Garages for storage of vehicles used in conjunction with the operation of the business.

4. Signs, subject to the following conditions:

- A. No sign shall exceed forty (40) square feet in area.
- B. Illuminated signs shall not exceed twenty (20) square feet.
- C. Signs shall be limited to one (1) sign per store side of building.
- D. No free standing sign shall exceed twenty (20) feet in height from the ground and no attached sign shall be higher than four (4) feet above the top of the roof line or in any case exceed thirty-five (35) feet in height.

(b) **Building location**

- 1. Setback: Fifty (50) feet minimum.
- 2. Offset:
 - A. Buildings used solely for commercial purposes: Ten (10) feet minimum.
 - B. Buildings used in whole or part for residential purposes: Twenty (20) feet minimum.
- 3. Shore setback: Seventy-five (75) feet minimum.

(c) **Height regulations**

- 1. Principal building: Thirty-five (35) feet maximum.
- 2. Accessory buildings: Fifteen (15) feet maximum.

(d) **Area regulations**

- 1. Floor area:
 - A. Minimum required for residence purposes: Buildings used solely for residence

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purposes: Nine (900) square feet per family.

B. Maximum F.A.R permitted: Fifty (50) percent.

2. Lot size:

A. Minimum area: Thirty thousand (30,000) square feet.

B. Minimum average width: One hundred twenty (120) feet.

3. Open space: Fifteen thousand (15,000) square feet minimum per family.

(Section 29(a) 2., formerly section 14.01(1)(B), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

SECTION 30 B-3 GENERAL BUSINESS DISTRICT

(a) **Use regulations: Permitted uses**

1. Any use as permitted in the B-2 local business district, except that residential use shall be permitted only in conjunction with or accessory to an otherwise permitted use.
2. The following business and trades of a more general nature, normally serving a larger trade area, providing the location, building and Site Plan and Plan of Operation are submitted to and approved by the plan commission and zoning administrator:
 - A. Wholesalers and distributors.
 - B. Theaters, dance halls, arcades, video game parlors and other amusement places.
 - C. Used car lots.
 - D. Dry cleaning and dyeing establishments.
 - E. New and used automobile sales rooms and lots, sale of snowmobiles, personal watercraft, boats and marina equipment along with repair and service shops for such equipment, storage yards and garages for said equipment, vehicles and supplies, but not including the storage and/or sale of junked or wrecked equipment or parts.
 - F. Printing and publishing houses.
 - G. Dairies and bottling plants.
 - H. Hotels, subject to the provisions of section 4(g) 19.
 - I. Laundries.
 - J. Lockers and cold storage plants.
 - K. Any similar use subject to the approval of the plan commission and zoning administrator.
3. Signs, billboards and similar advertising media.

(b) **Building location**

1. Setback: Fifty (50) feet minimum.
2. Offset
 - A. Buildings used solely for commercial purposes: Ten (10) feet minimum.

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- B. Buildings used in whole or part for residence purposes: Twenty (20) feet minimum.

- 3. Shore setback: Seventy-five (75) feet minimum.

(c) **Height regulations**

- 1. Principal building: Thirty five (35) feet maximum.
- 2. Accessory buildings: Fifteen (15) feet maximum.

(d) **Area regulations**

- 1. Floor area:
 - A. Minimum required for residence purposes: Nine hundred (900) square feet per family.
 - B. Maximum F.A.R. permitted: Fifty (50) percent.
- 2. Lot size:
 - A. Minimum area: Thirty thousand (30,000) square feet.
 - B. Minimum average width: One hundred twenty (120) feet.
- 3. Open space: Fifteen thousand (15,000) square feet minimum per family.

(Section 30(a) 2., formerly section 15.01(1)(B), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)
(Section 30(c), formerly section 15.03, was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

SECTION 31 B-4 COMMUNITY BUSINESS DISTRICT

(a) **Purpose and Intent**

This District is intended to provide for individual or large groups of retail and customer service retail in a "shopping center setting". The intent is to designate those uses on a predetermined land use plan. This District must be located within one (1) mile of a major highway interchange or at or near the intersection of two (2) major highways. The District is designed for convenience or one-stop shopping and is intended to service the entire community.

(b) **Review Process**

The plan commission and zoning administrator must review and approve building plans and a Site Plan and Plan of Operation for each building proposal or change in use in order to achieve a satisfactory relationship between the permitted use, its operating characteristics, the arterial highway system, and adjacent uses.

(c) **Permitted Principal Uses**

The following retail establishments, selling of and storing of only new merchandise.

- 1. Art, dance, music teaching studios or other similar uses.
- 2. Architects, engineers or other professional offices.

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3. Bakery goods, stores.
4. Banks, savings and loan association and other financial institutions.
5. Barber and beauty shops.
6. Candy, confectionery stores.
7. Clothing stores.
8. Delicatessens.
9. Dentist, physician or other similar professional health offices.
10. Drugstores.
11. Dry cleaning pick-up and delivery establishments.
12. Retail florists.
13. Fruit stores.
14. General public book stores.
15. Gift stores.
16. Grocery stores.
17. Hardware stores, paint or decorating stores.
18. Hobby shops.
19. Meat, fish, or poultry markets.
20. Optical stores.
21. Packaged beverage stores.
22. Photo and film pick-up stores.
23. Shoe repair shops.
24. Shoe stores.
25. Soda and ice cream stores.
26. Sporting goods stores.
27. Tobacco stores.
28. Variety stores.
29. Vegetable stores.
30. Video stores.
31. Department stores.
32. Cafes or restaurants.

(d) **Permitted Accessory Uses**

1. Garages for storage of licensed vehicles used in conjunction with the operation of a business.
2. Off-street parking and loading areas.

(e) **Off-street Parking and Loading Areas**

Provided detailed site plans, including landscaping and buffering, are submitted to and approved by the plan commission and zoning administrator. Front, rear and side yard paved setbacks shall not be less than ten (10) feet. Shared drives and shared parking areas may be allowed among adjacent properties where appropriate and practical through the use of cross-easements or other internal linkages between the properties with approval of the plan commission and zoning administrator.

(f) **Signs**

Allowed by conditional use to evaluate size, orientation and compatibility with the entire site. Landscape and site plans for the signs must be submitted to, reviewed and approved by the plan commission and zoning agency.

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(g) **Permitted Conditional Uses**

Any use similar in character to the permitted uses listed above conducted as a retail business on the premises, catering to the general public and compatible to the character of adjacent areas. Additionally, only the following uses are permitted conditional uses:

1. Fast food.
2. Service stations.
3. Home improvement stores.
4. Communications facilities, including antenna masts and satellite dish antennas located in the rear yard and roof-mounted satellite dish antennas and roof-mounted solar collectors on the roof of the principal structure, provided a registered engineer shall certify that the structure is adequate to support the load. All such facilities shall be screened from view with the facility and screening approved by the plan commission and zoning agency.
5. Entertainment facilities.
6. Hospitals and health care facilities.
7. All uses operated greater than 16 hours per day.
8. Limited outside storage or display.

(h) **Prohibited Uses**

1. Any new residential dwelling.
2. Car, truck and trailer sales lots - new and used.
3. Outside bulk sales, bulk storage or bulk display of materials or products.
4. Drive-in theaters.

(i) **Height Regulations**

1. No principal structure shall exceed thirty-five (35) feet in height.
2. No accessory structure shall exceed fifteen (15) feet in height.

(j) **Lot Area, Frontage, and Yard Regulations**

1. Lot Size - Unsewered:
 - A. Total site may not be less than ten (10) acres with outlots being created by a PUD.
 - B. When an unsewered lot is created, the plan commission and zoning administrator may require the principal structure on the lot to be arranged and dimensioned so as to allow further division of the parcel at such time as sewer becomes available.

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4. Lot Size – Sewered:
Free-standing building sites shall have a minimum lot size of 20,000 square feet.
3. Lot Width (outlots):
Free-standing building sites shall have a minimum average width of 120 feet (sewered) and 240 feet (unsewered).
4. Front Yard Setback:
All buildings shall be located no less than fifty (50) feet from any street or highway right-of-way.
5. Side Yard Setback:
Shall have a minimum offset of ten (10) feet; however, the plan commission and zoning administrator may require a greater offset to accommodate future expansion of the building or future paved driveway access to the rear of the building.
6. Rear yard Setback:
Shall have a minimum offset of twenty-five (25) feet.
7. Floor Area:
Initial construction proposed on each lot shall be a minimum of 5,000 square feet.
8. Floor Area Ratio:
 - A. Maximum of thirty percent (30%), unsewered.
 - B. Maximum of fifty percent (50%), sewer.
 - C. Not more than sixty-five percent (65%), unsewered or seventy percent (70%), sewer of any lot shall be covered with buildings, surfaced pavement, parking, loading areas, or other covering materials which are impervious to surface absorption.

(Section 31(b), formerly section 15.12, was amended by Enrolled Ordinance 159-70, effective 12-12-04.)
(Section 31(e), formerly section 15.13(C), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)
(Section 31(f), formerly section 15.13(D), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)
(Section 31(g) 4., formerly section 15.14(1)(D), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)
(Section 31(j) 1., formerly section 15.17(1), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)
(Section 31(j) 5., formerly section 15.17(5), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

SECTION 32 B-P MIXED USE BUSINESS PARK DISTRICT

(a) Purpose and Intent

1. This district is to be used as an implementation tool for the municipalities adopted Master Plan where it designates specific types of limited office, professional services, retail, business uses, and light industrial uses free of outside storage or display, serving the adjacent industrial and business uses in larger communities. These uses may occur on individual sites or as part of a planned larger development. This district can only be located within one mile of a freeway interchange or at an intersection of two state trunk highways and be used only where specific types of uses are designated on a locally adopted Master Plan.

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2. The plan commission and zoning administrator shall review and consider for approval a building plan and a Site Plan and Plan of Operation for each building or use proposal to determine if the proposed development complies with the locally adopted plan. The review shall be required to achieve a satisfactory relationship between the permitted use, its operating characteristics, the arterial highway system and adjacent uses such as retail, residential, customer service, business park and light industrial.

(b) **Permitted Principal Uses**

The following principal uses are permitted provided the building plan and a Site Plan and Plan of Operation have been submitted to and approved by the plan commission and zoning administrator. Development prior to sewers being installed in the area is contingent upon the ability of each use to obtain the necessary sanitary septic system approvals from the proper authorities.

1. Community and customer service establishments including eating and drinking establishments, overnight lodging, and indoor commercial recreational facilities such as bowling alleys, physical fitness salons and theaters. Such establishments may not be located adjacent to or opposite a residential district (as designated in the Master Plan) and must be within 1,000 feet of a state trunk highway except as identified by section 32(d) of this Ordinance.
2. Offices for the professions, business and utilities, studios, health care facilities and clinics (not providing for overnight stay).
3. Automobile Drive-thru facilities such as financial services, fast food establishments, provided the service rendered or product sold is provided to each customer while they remain in or near their cars and provided to one or a few vehicles at a time (as contrasted with an outdoor theater where all cars are serviced at once). Such facilities must be located within 1,000 feet of a state trunk highway.
4. Laboratory, research and servicing operations. Servicing operations shall not be for general retail or public consumption but limited to the servicing of the specific product manufactured or assembled at that site.
5. Trades or light industrial operations of limited intensity, including manufacturing, assembly, fabrication, and processing operations, warehousing (on parcels greater than 3 acres), wholesaling, and distribution operations, except as otherwise prohibited.

(c) **Permitted Accessory Uses**

The following accessory uses are permitted provided the building or structure plan and a Site Plan and Plan of Operation have been submitted to and approved by the plan commission and zoning administrator.

1. Garages attached to the principal structure for storage of vehicles used in conjunction with operation of the business.

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2. Off-street parking and loading areas, provided detailed site plans, including landscaping and buffering, are submitted to and approved by the plan commission and zoning administrator. Front, rear and side yard paved setbacks shall be not less than ten (10) feet. Shared drives and shared parking areas among adjacent properties where appropriate and practical are desirable through the use of cross-easements or other internal linkages between properties.
3. Communications facilities, including antenna masts and satellite dish antennas located in the rear yard and roof-mounted solar collectors on the roof of the principal structure, provided a registered engineer shall certify that the structure is adequate to support the load. All such facilities shall be screened from view with the facility and screening approved by the plan commission and zoning administrator. Screening shall be required for any satellite dish exceeding 24 inches in size and where more than one exists per property.
4. Bus or taxi shelters or waiting areas.

(d) **Permitted Conditional Uses**

Only the following conditional uses may be permitted provided the building plan and a Site Plan and Plan of Operation have been submitted to and approved by the plan commission and zoning agency:

1. Child care facilities not accessory to a principal office use.
2. Cooling towers, silos or other similar uses accessory to the permitted principal uses.
3. Automobile service and fuel stations.
4. Restaurants to be located within 1,000 feet of any residential area designated on the Master Plan.
5. Fuel or vehicle repair stations serving trucks other than company motor vehicles. Such facilities shall not be located within 1,000 feet of a residential area designated on the Master Plan unless having direct access to a state trunk highway.
6. Any outdoor recreation involving night operation with limitations on hours of operation.
7. Retail stores and shops located beyond 1,000 feet of a state trunk highway.
8. Retail uses operated more than 16 hours per day.
9. Health care facilities providing for overnight stays.
10. Commercial vehicle terminals with roadway access to a state trunk highway.

(e) **Prohibited Uses**

1. **Offensive Uses**
No uses shall be permitted or maintained which, when conducted under adequate conditions and safeguards in compliance with the provisions of this Chapter and any additional conditions or requirements prescribed by the plan commission and zoning administrator are or may become hazardous, noxious or offensive due to emission or odor, dust, smoke, cinders, gas, fumes noise, vibrations, beat frequency, refuse matter, water-carried waste or fugitive lighting.

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2. Specific Prohibited Uses: The following uses are specifically prohibited:

- A. Truck or trailer sales
- B. New and used car lots.
- C. Car wash facilities.
- D. Bulk sales, storage or display of lumber.
- E. Outdoor displays or storage of materials.
- F. Drive-in theaters.
- G. Mobile home sales, service or campgrounds.
- H. Recreational vehicle, all terrain vehicle or outdoor recreational vehicle sales and service.
- I. Junkyard or wrecking yards.
- J. Refining of petroleum or its products.
- K. Petroleum storage yards, not including petroleum storage accessory to a permitted conditional use.
- L. Animal reduction facilities.
- M. Forges.
- N. Foundries.
- O. Garbage or medical incinerators.
- P. Rubbish storage or transfer station.
- Q. Slaughterhouses.
- R. Stockyards.
- S. Tanneries.
- T. Bulk storage of salt, fertilizer, or similar materials; explosives, gasoline or other petroleum products in excess of 50,000 gallons, and grease.
- U. Storage of radioactive materials.
- V. Manufacturing or processing of ammonia, asbestos, asphalt, cement, chlorine, cold tar, creosote, explosives, fertilizer, glue, gypsum, insecticides, poison, pulp, proxylin, radium and radioactive materials.
- W. Outside product or equipment testing.
- X. Mini-warehouses or multi-tenant storage.

3. Dwellings: No new dwellings and residences of any kind.

(f) **Height Regulations**

- 1. No principal structure shall exceed thirty-five (35) feet in height.
- 2. No accessory structure shall exceed fifteen (15) feet in height.

(g) **Lot Area, Frontage, and Yard Regulations**

1. Lot Size – Unsewered:

- A. Building site shall have a minimum lot size of 40,000 square feet.
- B. When an unsewered lot is created, the plan commission and zoning administrator may require the principal structure on the lot to be arranged and dimensioned so as to allow further division of the parcel at such time as sewer becomes available.

2. Lot Size – Sewered:

Building sites shall have a minimum lot size of 20,000 square feet.

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3. Lot Width:
Building sites shall have a minimum average width of 120 feet (sewered) and 240 feet (unsewered).
4. Front Yard Setback:
All buildings shall be located not less than fifty (50) feet from any street or highway right-of-way. Signs not less than twenty (20) feet from any street or highway right-of-way.
5. Side Yard Setback:
Shall have a minimum offset of ten (10) feet; however, the plan commission and zoning administrator may require a greater offset to accommodate future expansion of the building or future paved driveway access to the rear of the building
6. Rear Yard Setback:
Shall have a minimum offset of twenty-five (25) feet.
7. Floor Area:
Initial construction proposed on each lot shall be a minimum of 5,000 square feet.
8. Floor Area Ratio:
Maximum of thirty percent (30%). In addition, no more than sixty-five percent (65%) of any lot shall be covered with buildings, surface pavement, parking, loading areas, or other covering materials which are impervious to surface absorption prior to the installation of sanitary sewers. Upon installation of sanitary sewers, the total impervious coverage shall not exceed 75% and the floor area ratio shall not exceed 50%.

(h) **Signs**

1. Landscape and Site Plans for signs must be submitted to, reviewed and approved by the plan commission and the zoning administrator.
2. Sign Regulations:
 - A. Wall sign:
Placed on or against the exterior wall of the building or one projecting sign attached to the building front may be permitted and shall be subject to the following:
 - i. Single-use structure signs shall not exceed 0.5 square feet for each one (1) foot width of the building.
 - ii. Multi-use structure signs shall not exceed 0.25 square feet for each one (1) foot in width per front foot per individual use.
 - B. Free Standing Signs:
One free standing sign may be permitted per property and may be in conjunction with a wall sign and may not exceed 30 square feet in area on each sign face. Free standing signs may not be closer than the 150 feet from another free standing sign.

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- C. Signs used for identification of individual tenants in multi-tenant buildings must be uniform with regard to panel design, letter style and color. Said sign may contain painted metal surfaces with or without illumination or individual letters routed out of metal, plastic or wood surfaces.
- D. Signs may be non-illuminated or internally illuminated.
- E. The materials of the sign shall be compatible to the adjacent building materials.

(Section 32(a) 2., formerly section 15.21B, was amended by Enrolled Ordinance 159-70, effective 12-12-04.)
(Section 32(c), formerly section 15.22(B), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)
(Section 32(d), formerly section 15.23, was amended by Enrolled Ordinance 159-70, effective 12-12-04.)
(Section 32(e) 1., formerly section 15.24(1), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)
(Section 32(g) 1., formerly section 15.26(1), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)
(Section 32(g) 5., formerly section 15.26(5), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)
(Section 32(h) 1., formerly section 15.27(1), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

SECTION 33 (Reserved)

SECTION 34 Q-1 QUARRYING DISTRICT

(a) Use regulations: Permitted Uses

- 1. Any use as permitted in the A-1 agricultural district.
- 2. Quarrying although permitted by right, shall be authorized as a conditional use under section 3(h) of this Ordinance. By placing a property in this category, it has been determined that the subject area is appropriate for such quarrying designation and the issuance of a conditional use permit to authorize the quarrying of the site shall be conditional on compliance with the standards and regulations as set forth in section 4(g) 25.
- 3. The following related operations where accessory to the permitted quarrying operation, subject to the regulations of section 4(g) 25.:
 - A. The manufacture of concrete building blocks or other similar blocks.
 - B. Production of ready-mixed concrete.

(b) Building location

- 1. Setbacks:
 - A. Quarrying operations: As required by section 4(g) 25.
 - B. Other permitted uses: Fifty (50) feet minimum.
- 2. Offsets:
 - A. Quarrying operations: As required by section 4(g) 25.
 - B. Other permitted uses: Twenty (20) feet minimum.

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(c) **Height regulations**

1. Principal building: Thirty-five (35) feet maximum.
2. Accessory buildings:
 - A. Quarrying operations: Sixty (60) feet maximum.
 - B. Other permitted uses: Fifteen (15) feet maximum.

(d) **Area regulations**

1. Floor area:
 - A. Minimum required for residence purposes:
 - i. First floor: Nine hundred (900) square feet.
 - ii. Total, one (1) family: One thousand (1,000) square feet.
 - iii. Total, two (2) families: One thousand eight hundred (1,800) square feet.
 - B. Maximum F.A.R. permitted: Ten percent.
2. Lot size:
 - A. Minimum area: Three (3) acres.
 - B. Minimum average width: Two hundred (200) feet.
3. Open space: One (1) acre minimum per family.

SECTION 35 M-1 LIMITED INDUSTRIAL DISTRICT

(a) **Use regulations: Permitted Uses**

1. Any use as permitted in a B-3 general business or A-1 agricultural district, except that residential use shall be permitted only in conjunction with or accessory to an otherwise permitted use.
2. Trades or industries of a restrictive character which are not detrimental to the district or to the adjoining residential areas by reason of appearance, noise, dust, smoke or odor, provided the location, building plan and a Site Plan and Plan of Operation have been submitted to and approved by the plan commission and zoning administrator, but not including any use enumerated under section 36(a) 3. or any of the following:
 - A. Junk yards.
 - B. Drop forges, foundries, refineries, tanneries or any similar use, the normal operation of which causes objectionable noise, odor, dust or smoke.

(b) **Building location**

1. Setback: Fifty (50) feet minimum.
2. Offset: Ten (10) feet minimum.

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A. Exception: where a lot abuts on a district boundary line of a more restrictive district permitting residence use, the following regulations shall apply:

- i. Buildings or uses permitted in the more restrictive district shall comply with the offset requirements of the more restrictive district.
- ii. Buildings or uses not permitted in the more restrictive district shall provide a fifty (50) feet minimum offset and shall be screened from the more restrictive district by a planting screen at least six (6) feet high and fifteen (15) feet in width.

(c) **Height regulations**

1. Principal building: Sixty (60) feet maximum.
2. Accessory building: Sixty (60) feet maximum.

(d) **Area regulations**

1. Floor area:
 - A. Minimum required for residence purposes: Nine hundred (900) square feet per family.
 - B. Maximum F.A.R. permitted: Seventy (70) percent.
2. Lot size:
 - A. Minimum area: One (1) acre.
 - B. Minimum average width: One hundred fifty (150) feet.
3. Open space: No requirement.

(Section 35(a) 2., formerly section 16.01a(1)(B), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

SECTION 36 M-2 GENERAL INDUSTRIAL DISTRICT

(a) **Use regulations: Permitted Uses**

1. Any use as permitted in the M-1 limited industrial district
2. Quarrying, subject to the regulations of section 4(g) 25.
3. Any other commercial or industrial use not otherwise prohibited by law, provided their location, building plan and a Site Plan and Plan of Operation have been submitted to and approved by the plan commission and zoning administrator, except the following:
 - A. Cement, lime, gypsum, or plaster of paris manufacture.
 - B. Acid manufacture.
 - C. Manufacture of explosives, but not including the making of small arms ammunition.
 - D. Storage of explosives, except as incidental to a permitted use.
 - E. Fertilizer manufacture.
 - F. Offal or dead animal reduction.
 - G. Glue manufacture, fat rendering or distillation of bones.

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H. Stockyards or commercial slaughter of animals.

(b) **Building location**

1. Setback:
Fifty (50) feet minimum except that where the opposite frontage is in a residential or agricultural district, a one hundred (100) feet minimum setback shall be required.
2. Offset:
Ten (10) feet minimum, except that where a lot abuts on a district boundary line of a more restrictive district permitting residence use, the following regulations shall apply:
 - A. Buildings or uses permitted in the more restrictive district shall comply with offset requirements of the more restrictive district.
 - B. Buildings or uses not permitted in the more restrictive district shall provide a one hundred (100) feet minimum offset from a restricted or local business district and a two hundred (200) feet minimum offset from a residential or agricultural district and shall be screened from the more restrictive district by a planting screen at least six (6) feet high and fifteen (15) feet in width.

(c) **Height regulations**

1. Principal building: Sixty (60) feet maximum.
2. Accessory buildings: Sixty (60) feet maximum.

(d) **Area regulations**

1. Floor area:
 - A. Minimum required for residence purposes: Nine hundred (900) square feet per family.
 - B. Maximum F.A.R. permitted: Seventy (70) Percent.
2. Lot size:
 - A. Minimum area: One (1) acre.
 - B. Minimum average width: One hundred fifty (150) feet.
3. Open space: No requirement.

(Section 36(a) 3., formerly section 17.01a(1)C), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

SECTION 37 (Reserved)

SECTION 38 BOARD OF ADJUSTMENT

(a) Establishment

1. Authority: There is hereby created a Board of Adjustment pursuant to Section 59.694 of the Wisconsin Statutes, to consist of five (5) members and two (2) alternates to be appointed by the County Executive and confirmed by the County Board. The first appointments shall be for a term of one (1), two (2), and three (3) years respectively, and thereafter on July 1 of each year the new appointment shall be for three (3) year terms.
2. General: All members of the board shall reside within the county and outside the limits of incorporated areas, provided however, that no two (2) members shall reside in the same town. A vacancy shall be filled for the unexpired term of any member whose term becomes vacant, by appointment of the county executive and confirmation by the county board. The actual and necessary expenses incurred by the board in performance of its duties shall be paid and allowed as cases of other claims against the county. The members of the board shall also receive per diem compensation as provided for by the county board. The board shall appoint a chairman, a vice-chairman and shall adopt such bylaws as the board deems necessary.

(b) Rules

1. General: The board shall elect its own chairman to hold office for one (1) year and until his successor is elected. The chairman, or in his absence the acting chairman, may administer oaths and compel the attendance of witnesses.

The board shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent, of failing to vote indicating such fact, and shall keep records of its examinations, and other official actions, all of which shall be immediately filed in the office of the board and shall be a public record.
2. Meetings: Meetings of the board shall be held at the call of the chairman and at such other times as the board may determine and shall be open to the public.
3. Procedural: The board shall adopt other rules governing its procedure as are necessary, consistent with this ordinance.
4. Cooperation with zoning agency: The board shall keep the county zoning agency informed as to any matters brought before it and shall call upon the zoning agency for such information as is pertinent to the matters under consideration.
5. The WDNR shall be notified of any decision of the board within ten (10) days from the date of the decision.

(c) Powers

1. Defined: The board of adjustment shall have the following powers as defined by statute:
 - A. To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement or administration of section 59.69 Wisconsin Statutes, or of this Ordinance.

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- B. To hear and decide disputes concerning the C-1 Conservancy, EFD Existing Floodplain Development Overlay and A-E Exclusive Agricultural Conservancy District boundaries in regards to floodplains as shown on the official zoning map.
 - i. If the district boundary is established by approximate or detailed floodplain studies approved by the WDNR or FEMA, the flood elevations or profiles shall prevail in locating the boundary. If none exist, other evidence may be examined.
 - ii. In all cases, the person contesting the district boundary location shall be given a reasonable opportunity to present arguments and technical evidence to the Board.
 - iii. If a district boundary is incorrectly mapped, the Board should inform the zoning agency, Zoning Administrator, or the person contesting the district boundary location to petition for a map amendment according to Section 39.
 - C. To hear and decide special exceptions to the terms of this ordinance upon which such board is required to pass under this ordinance.
 - D. To authorize upon appeal in specific cases such variances from the terms of this ordinance as will not be contrary to the public interest, unique property conditions exist not common to adjacent lots or premises, where owing to special conditions a literal enforcement of the provisions of this ordinance will result in practical difficulty or unnecessary hardship, so that the spirit of this ordinance shall be observed, public safety and welfare secured, and substantial justice done.
 - E. To grant special exceptions and variances for renewable energy resource systems if said system cannot meet normal locational requirements of this ordinance for accessory structures. If the board denies an application for a special exception or variance for a renewable energy resource system, the board shall provide a written statement of its reasons for denying the application. In this paragraph, "renewable energy resource systems" means a solar energy system, a waste conversion energy system, a wind energy system or any other energy system which relies on a renewable energy resource.
2. Additional requirements: In making its determination, the Board shall consider whether the proposed exception, variance or use would be hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood by reason of physical, social or economic effects; and may impose such requirements and conditions with respect to location, construction, maintenance and operation-in addition to any which may be stipulated in this ordinance-as the board may deem necessary for the protection of adjacent properties and the public interest and welfare.

A variance shall not grant, extend, or increase any use prohibited in the zoning district; be granted for a hardship based solely on an economic gain or loss; be granted for a hardship which is self-created; damage the rights or property values of other persons in the area; allow actions without the appropriate amendments to this ordinance or map(s); allow any alteration

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of a historic structure in a floodplain, including its use, which would preclude its continued designation as a historic structure.

3. Performance standards: In order to reach a fair and objective decision, the Board may utilize and give recognition to appropriate performance standards which are available in model codes or ordinances, or which have been developed by planning, manufacturing, health, architectural and engineering research organizations.
4. Enforcement of decision: In exercising the above-mentioned powers, such board may in conformity with the provisions of this ordinance, reverse or affirm, wholly or partly, or may modify the order, requirements, decision or determination appealed from, and may make such order, requirement, decision or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken; and may issue or direct the issue of a permit provided that no such action shall have the effect of permitting in any district a use prohibited in that district; of rezoning; of allowing a use or variance which would have the effect of intensifying a use in a manner contrary to what a similarly situated property would be allowed; of permitting, without the approval of the county zoning agency, any building within the base setback area as established by section 3(h) 1. of this Ordinance, or of granting exceptions to chapters COMM 83, NR115 or NR116 of the Wisconsin Administrative Code, FEMA regulations, the Waukesha County Sanitary Ordinance and any other federal, state, or local ordinance.
5. Required vote: The concurring vote of a majority of the members of the board shall be necessary to reverse any order, requirement, decision or determination of any such administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under this ordinance, or to effect any variation therefrom. The grounds of every such determination shall be stated.
6. Further appeal: Any person or persons, jointly or severally, aggrieved by any decision of the board of adjustment, or any taxpayer, or any officer, department, board or bureau of the municipality, may appeal from a decision of the board of adjustment within thirty (30) days after the filing of the decision in the office of the board of adjustment in the manner provided in sections 59.692(4)(b), 59.693(4)(b), 59.694(4) and 59.694(10) of the Wisconsin Statutes.

(d) Appeals

1. How filed: Appeals to the board of adjustment may be taken by any person aggrieved or by any officer, department, board or bureau of the municipality affected by any such decision of the zoning administrator or other administrative officer. Such appeal shall be taken within twenty (20) days from the date of the decision of the zoning administrator or other administrative officer appealed from by filing with the officer from whom the appeal is taken, and with the board of adjustment, a notice of appeal specifying the grounds thereof and together with the proper fee as established under section 41(b) 5. of this Ordinance. The officer from whom the appeal is taken shall forthwith transmit to the board all the papers constituting the record upon which the action appealed from was taken.
2. Stay: An appeal shall stay all legal proceedings in furtherance of the action appealed from, unless the officer from whose decision the appeal is taken certifies to the board of adjustment after the notice of appeal shall have been filed with him, that by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property. In such cases, proceedings shall not be stayed otherwise than by a restraining order, which

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may be granted by the board of adjustment or by a court of record on application, on notice to the officer from whom the appeal is taken, and on due cause shown.

3. Hearing: Each appeal shall be heard within a reasonable time and not to exceed ninety (90) days from the time the appeal was filed with the board. Notice of hearing shall be given by publishing in a newspaper of general circulation in the vicinity of the appeal at least once each week for two (2) consecutive weeks and not less than seven (7) days from the date of hearing. The notice shall be published pursuant to Wisconsin Statutes and shall specify the date, time, place and subject of the hearing. Written notice shall be given to the WDNR not less than ten (10) days prior to the hearing. Written notice shall also be given to the administrative officer appealed from and by first class mail to the petitioner, the clerk of the town wherein the affected lands are located, the owners of each parcel of land within one hundred (100) feet of the land in question, and any other specifically interested parties not less than ten (10) days prior to the hearing. At the hearing, any party may appear in person, or by agent or by attorney.
4. Decision: The decision on any appeal variance, special exception or interpretation shall be made within fifteen (15) days after completion of the hearing thereon unless such time is extended with the mutual consent of the board and the petitioner. At such time as a decision is made, the petitioner and the WDNR shall be notified in writing within ten (10) days of the date of the decision.
5. Insurance notice: When a floodplain variance is granted, the Board shall notify the applicant in writing that it may increase flood insurance premiums and risks to life and property. A copy of said notification shall be maintained with the variance record.

(c) **Special exceptions**

Requests for special exceptions upon which the board of adjustment is required to pass by the terms of this ordinance shall be presented by petition and a public hearing held thereon as provided for appeals.

(Ord. No. 141-44, § LVII, 7-22-86)

(Ord. No. 141-44, § LVIII, 7-22-86)

(Ord. No. 141-44, §§ LVIII, LIX, 7-22-86)

(Ord. No. 141-44, § LXI, 7-22-86)

(Section 38(a) 1., formerly section 17.01(1), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 38(a) 2., formerly section 17.01(2), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 38(b) 2., formerly section 17.02(2), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 38(c) 1.A., formerly section 17.02(2), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 38(c) 4., formerly section 17.03(4), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 38(c) 6., formerly section 17.03(6), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 38(d)3 was amended by Enrolled Ordinance 162-47, effective 10/09/07.)

(Sections 38(b)5, (c)2, (c)4, (d)3, (d)4, and (d)5 were amended by Enrolled Ordinance 163-55, effective 11-13-08.)

SECTION 39 CHANGES AND AMENDMENTS

(a) **Authority**

Pursuant to the provisions of section 59.69 of the Wisconsin Statutes the county board may amend the regulations of this Ordinance or change the district boundaries.

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(b) **Procedure**

1. Petition: A petition for amendment of this ordinance may be made by any property owner in the area to be affected by the amendment, by the town board of any town wherein the ordinance is in effect, by any member of the county board or by the county zoning agency. In the case of a comprehensive map amendment to a large area of lands affected by this ordinance (more than 6 properties) and which does not set forth a specific amendment to a particular property owner's land and where such petition is initiated by the county zoning agency or the town board, the requirements for individual notice, as set forth in section 40(b) 1.B. to individual property owners, shall not be required. All the requirements of posting and publication and hearing notice shall be provided in accordance with this Ordinance. With respect to any change in the text of this ordinance, no specific notice to property owners is required. All other notice requirements shall be followed.
2. Filing of petition: One (1) original and five (5) copies of the amendment shall be submitted directly to the zoning administrator in order that notice of public hearings and other processing may be initiated without unnecessary delay (Waukesha County Board Resolution 9/54). One (1) copy of the petition and the notice of public hearing shall be forwarded to the SE District Office of the WDNR not less than ten (10) days prior to the hearing. When the amendment involves a change in zoning of a floodland area, said notice and petition shall also be sent to FEMA. In addition, all requirements set forth in section 39(f) shall be followed. When the petition involves a change in shoreland wetlands, the additional requirements set forth in section 39(e) shall be followed.
3. Fee: A petition submitted by other than a governmental body or agency shall be accompanied by the proper fee as established under section 41(b) 5. of this Ordinance, payable to the Waukesha County Park and Planning Commission to help defray administrative costs of such petition.
4. Data required: In addition to all information required on the petition form, the petitioner shall supply the following:
 - A. Six (6) copies of a map accurately drawn to scale of not less than one hundred (100) feet to the inch showing the land in question, its location, the length and direction of each boundary thereof, the location and existing use of all buildings on such land, and the principal use of all properties within three hundred (300) feet of such land.
 - B. The names and complete mailing addresses, including zip codes, of the owners of all properties within three hundred (300) feet of any part of the land included in the proposed change.
 - C. Any further information which may be required by the zoning administrator to facilitate the making of a comprehensive report to the county board including a detailed description of the intended new use.
5. Hearing: As soon as practical after receipt of each petition, the zoning agency shall call a public hearing thereon. Notice of the time and place of such hearing shall be given in the manner prescribed under section 40 of this Ordinance.
6. Zoning agency action and report: As soon as possible after such public hearing, the county zoning agency shall act on such petition either approving, modifying and approving, or

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disapproving of the same. If its action is favorable to granting the requested change, or any modification thereof, it shall cause an ordinance to be drafted effectuating its determination and shall submit such proposed ordinance directly to the county board with its recommendations. If the county zoning agency, after its public hearing, shall recommend denial of the petition, it shall report its recommendation directly to the county board with its reasons for such action. Proof of publication of the notice of the public hearing held by the county zoning agency and proof of the giving of notice to the town clerk of such hearing shall be attached to either such report.

7. County board action: Upon receipt of the report of the county zoning agency, the county board may adopt the ordinance as drafted by such zoning agency or with amendments, or it may refuse to deny the petition for amendment as recommended by the county zoning agency, in which case it shall refer the petition back to the county zoning agency, with direction to draft an ordinance to effectuate the petition, and report the same back to the county board which may then adopt or reject such ordinance, or it may refer the petition back to the county zoning agency for reconsideration including possible further public hearing.
8. Protest: In case a protest against a proposed amendment is filed with the county clerk at least twenty-four (24) hours prior to the date of the meeting of the county board at which the report of the county zoning agency is to be considered, duly signed and acknowledged by the owners of fifty (50) percent or more of the area proposed to be altered, or by the owners of at least fifty (50) percent of the frontage immediately in the rear or along the side boundaries thereof within three hundred (300) feet of the area proposed to be changed, or by the owners of at least fifty (50) percent of the frontage directly opposite and across a public street, highway or alley, from the area proposed to be altered, action on such ordinance may be deferred until the county zoning agency shall have had a reasonable opportunity to ascertain and report to the county board as to the authenticity of such ownership statements. Each signer of such protest shall state the amount of area or frontage owned by him, and shall include a description of the lands owned by him. If such statements are found to be true, such ordinance shall not be adopted except by the affirmative vote of three-fourths of the members of the county board present and voting. If such statements are found to be untrue to the extent that the required frontage or area ownership is not present, such protest may be disregarded.
9. Effectuation: Any such amendatory ordinance when so adopted by the county board, shall become effective after passage by the county board and publication pursuant to Section 59.69, Wisconsin Statutes except as may be modified in section 39(e) herein. In the case of floodplain amendments and adjustments, the amendment shall not become effective until the WDNR approves the amendment after certification that the area has been removed from the floodplain and until a letter of map amendment is issued by the Federal Insurance Administration of FEMA. Upon receipt of the above cited approvals, the county clerk shall record in the clerk's office the date on which such ordinance is passed by the county board and approved by the other agencies required to approve and shall notify the town clerk of all towns affected by such ordinance of such date that the ordinance will take effect and also make such report to the county zoning administrator and the county board which report shall be printed in the proceedings of the county board.

(c) **Zoning of county owned lands**

1. The county board may by ordinance zone and rezone any lands owned by the county without necessity of securing the approval of the town boards of the towns wherein such lands are

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situated, and without following the procedure outlined in Section 59.69 of the Wisconsin Statutes, provided that the county board shall give written notice to the town board of the town wherein such lands are situated of its intent to so rezone and shall hold a public hearing on the proposed rezoning Ordinance and give notice of such hearing by posting in five (5) public places in the town.

2. This subsection does not apply to land subject to a town zoning ordinance which is purchased by the county for use as a solid or hazardous waste disposal facility or hazardous waste storage or treatment facility, as these terms are defined under Chapter 282 of the Wisconsin Statutes.

(d) **Zoning in annexed areas**

1. Removal from map: When any lands previously under the jurisdiction of a county zoning Ordinance shall have been finally removed from such jurisdiction by reason of annexation to an incorporated municipality, and after the regulations imposed by the county zoning Ordinance have ceased to be effective as provided in Section 59.69 of the Wisconsin Statutes, the county board may, on the recommendation of its zoning agency, adopt such amendatory Ordinances and shall remove or delete such annexed lands from the official zoning map or written descriptions without following any of the procedures provided in Section 59.69 Wisconsin Statutes, and such amendatory ordinances shall become effective upon passage and publication. A copy of such ordinance shall be forwarded by the county clerk to the clerk of each town in which the lands affected were previously located. Nothing in this paragraph shall be construed to nullify or supersede the provisions of section 80.64 of the Wisconsin Statutes.
2. Continued effect of ordinance: As provided in Chapter 59, Wisconsin Statutes, whenever any area which has been subject to a county zoning ordinance petitions to become part of a village or city, the regulations imposed by such county zoning ordinance shall continue in effect, without change, and shall be enforced by such village or city until the village or city enacts, administers and enforces an ordinance which meets the requirements of Section 59, Wisconsin Statutes, NR 116, Wisconsin Administrative Code and the National Flood Insurance Program (NFIP). These annexed lands are described on the village or city's official zoning map. County floodplain zoning provisions are incorporated by reference for the purpose of administering this section and are on file in the office of the village or city zoning administrator. All plats or maps of annexation shall show the regional flood elevation and the location of the floodway. In the event an ordinance of annexation is contested in the courts, the county zoning shall prevail and the county shall have jurisdiction-over the zoning in the area affected until ultimate determination of the court action.

(e) **Shoreland/wetland rezoning procedure**

1. For all proposed text and map amendments to the shoreland/wetland provisions of this ordinance, the appropriate district office of the WDNR shall be provided with the following:
 - A. A copy of every petition for a text or map amendment to the shoreland/wetland provisions of this ordinance, within five (5) days of the filing of such petition with the zoning administrator. Such petition shall include a copy of the Final Wisconsin Wetland Inventory Map adopted as part of this ordinance describing any proposed rezoning of a shoreland/wetland.

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- B. Written notice of the public hearing to be held on a proposed amendment at least ten (10) days prior to such hearing.
 - C. A copy of the county zoning agency's findings and recommendations on each proposed amendment within ten (10) days after the submission of those findings and recommendations to the county board; and
 - D. Written notice of the county board's decision on the proposed amendment within ten (10) days after it is issued.
2. A wetland, or a portion thereof, in the shoreland/wetland district shall not be rezoned if the proposed rezoning may result in a significant adverse impact upon any of the following:
- A. Storm and flood water storage capacity,
 - B. Maintenance of dry season stream flow, the discharge of groundwater to a wetland, the recharge of groundwater from a wetland to another area, or the flow of groundwater through a wetland,
 - C. Filtering or storage of sediments, nutrients, heavy metals or organic compounds that would otherwise drain into navigable waters,
 - D. Shoreline protection against soil erosion,
 - E. Fish spawning, breeding, nursery or feeding grounds,
 - F. Wildlife habitat, or
 - G. Areas of special recreational, scenic or scientific interest, including scarce wetland types.
3. If the WDNR notifies the county zoning agency that a proposed text or map amendment to the shoreland/wetlands governed by this ordinance may have a significant adverse impact upon any of the criteria listed in subsection (2) above, that amendment, if approved by the County Board, shall contain the following provision: "This amendment shall not take effect until more than thirty (30) days have elapsed after written notice of the county board's approval of this amendment is mailed to the WDNR. During that thirty-day period the WDNR may notify the county board that it will adopt a superseding shoreland ordinance for the county under Section 59.692(6) Wisconsin Statutes. If the WDNR does so notify the county board, the effect of this amendment shall be stayed until the Section 59.692(6) adoption procedure is completed or otherwise terminated." (Ord. No. 141-44, § LXVII, 7-22-86)
4. Where a wetland alteration has been approved as outlined above and results in an enlarged wetland area, the jurisdictional requirements of this Ordinance including the Conservancy District requirements remain in effect within the subject area. Where a wetland alteration results in a smaller wetland, the zoning category of contiguous lands shall apply.

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(f.) **Floodplain rezoning procedure**

1. The County may change or amend the zoning district boundaries in areas involving floodplains and this ordinance in the manner provided by law. Actions which require an amendment include, but are not limited to, the following:
 - A. Any change to the official zoning map, including the floodway line or boundary of any floodplain area.
 - B. Correction of discrepancies between the water surface profiles and official zoning maps.
 - C. Any fill, excavation, or land altering activities in the floodplain which are not a permitted use in Section 3(d)5.A., Preservation of Topography in Floodlands; Section 7, C-1 Conservancy District; Section 8, Existing Floodplain Development Overlay District; or Section 10, Exclusive Agricultural Conservancy District of this ordinance.
 - D. Any amendment to the text of this ordinance recommended by the County, required by NR 116.05, Wisconsin Administrative Code, or otherwise required by law.
 - E. Any changes to the maps to alter floodplains (including channel relocations, floodway line modifications, or removing an area from the floodway or floodfringe) that is based on a regional flood elevation or base flood elevation from a Flood Insurance Rate Map.
2. The following floodplain rezoning procedures must be followed:
 - A. Rezone petitions shall include all necessary data required by section 3(c)(2) of this ordinance.
 - B. Rezone petitions must not adversely impact the purpose and intent of this ordinance.
 - C. No amendments to rezone areas that involve floodplains shall be approved unless the Standards for Development of Section 3(d)5.A.ii. of this ordinance are met.
 - D. No amendments to rezone areas that involve floodplains based on a base flood elevation from a Flood Insurance Rate Map shall become effective by the County until approved by FEMA and the WDNR. No amendments to rezone areas that involve floodplains based on a regional flood elevation shall become effective until reviewed and approved by the WDNR. Required technical data submitted to the Zoning Administrator shall be sent to the WDNR regional office by the Zoning Administrator. WDNR will review the effect of the proposed amendment on the height of the regional flood elevation, assure no increase in the regional flood elevation will result and assure that the proposed amendments meet the purpose of the Wisconsin Administrative Code.
 - E. If the County amends the zoning district boundary to modify the zoning map, it shall submit these amendments and the plans for fill or alteration of the subject area to WDNR for approval pursuant to Section NR 116. Prior to WDNR approval, the

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applicant shall submit a final map to be certified by an engineer, that the fill or alteration as approved by the County has been accomplished to the specifications set forth by the amendment approved by the County.

- F. For rezones in areas involving the floodplain with no water surface profiles, the county board shall consider data submitted by the WDNR, the zoning administrator's on-site inspections and other available information.
 - G. No area in the floodplain may be removed from the floodplain unless it can be shown that the area has been filled to the flood protection elevation and is contiguous to other lands lying outside the floodplain.
 - H. The effect of rezoning, filling and altering any floodplain shall be calculated by comparing the regional flood profile determined by the hydraulic floodway lines to the regional flood profile determined by assuming that the entire shallow depth flooding area (regional flood) is not available to convey floodflows. Calculations shall conform to the standards contained in Section NR116 of the Wisconsin Administrative Code.
- 3. Where a floodplain amendment has been approved as outlined in this Section, the jurisdiction and requirements of this Ordinance remain in effect within the subject area, with the exception of the district requirements the lands are being removed from. Floodplain dimensional setbacks shall remain in effect from the newly established floodplain boundary.
 - 4. Following the procedures in this section of the Ordinance does not remove the requirement for the mandatory purchase of flood insurance.
 - 5. Prior to any changes of the official zoning map, the property owner must obtain a Letter of Map Change (LOMC) from FEMA.

(Ord. No. 141-44, §§ LXII-LXIV, 7-22-86)

(Ord. No. 141-44, § LXVI, 7-22-86.)

(Section 39(a), formerly section 18.01, was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 39(b) 9., formerly section 18.02(9), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 39(c) 1., formerly section 18.03(1), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 39(c) 2., formerly section 18.03(2), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 39(d) 1., formerly section 18.04(1), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 39(e) 3., formerly section 18.05(3), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Sections 39(b)2, (b)9, (d)2, (e)1, (e)3, (e)4, and (f) were amended by Enrolled Ordinance 163-55, effective 11-13-08.)

SECTION 40 PUBLIC HEARINGS

(a) Notice

In order that the owners of property involved and other legitimately interested parties may have fair opportunity to be heard, adequate notice shall be given of any public hearing required by the provision of this ordinance stating the time and place of such hearing and the purpose for which the hearing is being held.

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(b) **Procedure**

1. Posting and publishing

- A. Except as may be otherwise herein specifically provided, notice of public hearing shall be given by publication once a week for two (2) consecutive weeks in the official newspaper of the county, or in the newspaper of general circulation in the area of the proposed change or conditional use.
- B. When the hearing involves a proposed change in the zoning district classification of any property, or the granting of a conditional use, notice of the public hearing shall be given by first class mail to the owners of all lands within three hundred (300) feet of any part of the land included in such proposed change or conditional use at least seven (7) days before such public hearing. The failure of such notice to reach any property owner, provided such failure be not intentional, shall not invalidate any amending ordinance or granting of conditional use.
- C. When the hearing involves an amendment to the zoning ordinance, a copy of such notice shall be sent without delay by first class mail to the town clerk of each town which would be affected by the amendment, and in no case less than seven (7) days prior to the date of such hearing. The town clerk shall in turn notify the plan commission without delay.
- D. A notice of public hearing shall be sent to the county board supervisor representing the subject area, the main office and the appropriate district office of the WDNR, the federal insurance administration and, where appropriate, the U. S. Army Corps of Engineers.

- 2. Joint hearing: When the hearing involves a proposed change in the zoning district classification of any property, the hearing shall be held jointly by the County Zoning Agency, or its designee, and the plan commission of any town or towns affected by such change. Within thirty (30) days after the hearing, the plan commission shall transmit its recommendation on the proposed change to the county zoning administrator. Approval by the town board in such zoning amendments is not required and disapproval by such town board is advisory only.

(Sections 40(b)(1) B and C were amended by Enrolled Ordinance 162-47, effective 10/09/07.)

(Section 40(b)1.D was amended by Enrolled Ordinance 163-55, effective 11-13-08.)

SECTION 41 GENERAL ADMINISTRATION

(a) **Zoning agency**

- 1. Park and planning commission designated: The Waukesha County Park and Planning Commission is hereby designated as the county zoning agency pursuant to Section 59.69(2)(a) of the Wisconsin Statutes.
- 2. Responsibilities: The zoning agency shall oversee the administration of this ordinance, hold the necessary public hearings, and make recommendations to the county board relative to all zoning matters.

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3. Approvals required: Where, in the interest of preserving the maximum degree of local administration, the determination of the town plan commission or town board is required by the provisions of this ordinance for conditional uses and other special approvals, such determination shall be subject in all cases to final approval by the county zoning agency before it shall be effective. It shall be the responsibility of the local determining body to notify the county zoning agency of any petitions or requests in such cases, and of any hearings to be held, and to transmit the final determination to the county zoning agency within ten (10) days in order that they may act promptly upon its ratification.
4. Appeal: Any person or persons, jointly or severally, aggrieved by any decision of the zoning agency, or any taxpayer, or any officer, department, board or bureau of the municipality, may appeal from a decision of the zoning agency within thirty (30) days after the filing of the decision in the office of the zoning agency by seeking the remedy available by certiorari. No appeal shall be taken from a decision of the zoning agency to the board of adjustment.

(b) **Zoning administrator**

1. Designation: The Director of the Waukesha County Department of Parks and Land Use is designated as "zoning administrator" for the administration and enforcement of the provisions of this Ordinance and the zoning administrator has the authority to designate staff under his or her direction or the local building inspector to perform delegated tasks and duties.
2. Duties: In the administration and enforcement of this ordinance the zoning administrator shall perform the following duties:
 - A. Advise applicants of the ordinance provisions, provide permit applications and appeals forms and assure that all necessary information is provided on the application.
 - B. Issue the necessary zoning and occupancy and use permits provided the provisions of the ordinance and of any applicable building code have been complied with. Issue floodplain certificates of compliance where appropriate.
 - C. Inspect structures and uses as necessary including the inspection of all damaged floodplain structures. Perform a substantial damage assessment to determine if substantial damage to the structures has occurred.
 - D. Keep an accurate record of all zoning and use permits issued, inspections made and work approved; including all required floodplain data when applicable, such as documentation of certified lowest floor and regional flood elevations for floodplain development; records of water surface profiles; nonconforming uses and structures including changes, appeals, variances and amendments; and all substantial damage reports for floodplain structures.
 - E. Keep accurate records and maps of the zoning ordinance and any amendments or changes thereto.
 - F. Submit copies of the following items to the WDNR regional office regarding

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floodplain matters:

- i. Within 10 days of the decision, a copy of any decisions on variances, appeals for map or text interpretations, and map or text amendments;
 - ii. Copies of any case-by-case floodplain analyses, and any other information required by the Department.
 - iii. Copies of substantial damage assessments performed and all related correspondence concerning the assessments.
 - iv. Copies of violation reports.
 - G. Submit copies of text and map amendments relating to floodplain matters to the FEMA Regional office.
 - H. Inspect and process any reported violation of this Ordinance in accordance with Section 41(c).
3. Authority: In the enforcement of this ordinance, the zoning administrator shall have the power and authority for the following:
- A. At any reasonable time, and for any proper purpose, to enter upon any public or private premises and make inspection thereof.
 - B. Upon reasonable cause or question as to proper compliance, to revoke any zoning or occupancy and use permit and issue cease and desist orders requiring the cessation of any building, moving, alteration or use which is in violation of the provisions of this ordinance, such revocation to be in effect until reinstated by the zoning administrator or the zoning board of adjustment.
 - C. To refer to the Office of Corporation Counsel for commencement of any legal proceedings necessary to enforce the provisions of this ordinance. The collection of forfeitures provided for herein shall occur through the established procedures of the Waukesha County Clerk of Courts and Waukesha County Department of Administration, Collection Division. The issuance of citations provided for under this ordinance shall not require such referral and may be issued by the Zoning Administrator directly.
4. Deputies: To expedite local administration of this ordinance, the zoning agency may designate in each town a deputy to the county zoning administrator for the purpose of field inspection and verification of the conditions shown on the application for zoning and the occupancy and use permits. The deputy shall be authorized to accept application for zoning and occupancy and use permits and shall promptly make any necessary inspection to verify the correctness of the application and transmit the application to the county zoning agency. The deputy shall also make the necessary inspection as provided in section 3.03(3)(B) of this ordinance before an occupancy and use permit shall be issued.
5. Fee schedule: The fees referred to in other sections of this Ordinance shall be established by the annual Waukesha County Budget adopted by the Waukesha County Board and may from

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time to time be modified. The processing fees are related to costs involved in handling zoning permit applications, Site Plan and Plan of Operation review, conditional use petitions, appeals to the board of adjustment, and zoning amendments.

6. Public Information: The Zoning Administrator shall provide the following floodplain information, if available:
 - A. Where useful, marks on bridges or buildings or other markers may be set to show the depth of inundation during the regional flood at appropriate locations within the floodplain.
 - B. All available information in the form of maps, engineering data and regulations shall be readily available and should be widely distributed.
 - C. All legal descriptions of property in the floodplain should include information relative to the floodplain zoning classification when such property is transferred.

(c) **Violations**

1. Penalties: Any person, firm, company, or corporation who violates, disobeys, omits, neglects, refuses to comply with, or who resists the enforcement of any of the provisions of this ordinance, shall be subject to a fine of not less than ten dollars (\$10.00) and not to exceed the sum of two hundred dollars (\$200.00) for each offense, together with the costs of the action, and in default of the payment thereof, shall be imprisoned in the County Jail of Waukesha County, for a period of not to exceed six (6) months, or until such fine and the subsequent costs have been paid. Each day that a violation is permitted to exist shall constitute a separate violation and be punishable as such. Restoration of environmental damage may also be required in addition to any forfeitures levied.
2. Enforcement by injunction: Compliance with the provisions of this ordinance may also be enforced by injunctive order at the suit of the county or one (1) or more owners of real estate situated within an area affected by regulations of this ordinance. It shall not be necessary to prosecute for fine or imprisonment before resorting to injunctive proceedings.
3. Declared nuisances: Any building erected, structurally altered, or placed on a lot, or any use carried on in violation of the provisions of this ordinance is hereby declared to be a nuisance per se, and the County may apply to any court of competent jurisdiction to restrain or abate such nuisance.
4. Enforcement by Citation: The County elects to use the citation method of enforcement under Section 66.0113 of the Wisconsin Statutes for violations of this Code of Ordinances, including those for which a statutory counterpart exists.
 - A. In addition to all law enforcement officers, the issuance of citations is expressly limited to the zoning administrator. The authority delegated to such official or employees to issue citations may only be granted or revoked by the County Board.
 - B. The citation shall contain the following information:
 - i. The name and address of the alleged violator.
 - ii. The factual allegations describing the alleged violation.

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- iii. The time and place of the offense.
- iv. The section of the ordinance violated.
- v. A designation of the offense in such a manner as can be reasonably understood by a person making a reasonable effort to do so.
- vi. The time at which the alleged violator may appear in court.
- vii. A statement which, in essence, informs the alleged violator:
 - a. That a cash deposit based on the schedule established by the County Board, from time to time, and on file in the office of the County Clerk, be made to and deposited with the Clerk of the Waukesha County Circuit Court or the Sheriff's Department prior to the time of the scheduled court appearance.
 - b. That if a deposit is made, no appearance in court is necessary unless he is subsequently summoned or the citation requests a court appearance.
 - c. That if a cash deposit is made and the alleged violator does not appear in court, he will be deemed to have entered a plea of no contest and submitted to a forfeiture, a penalty assessment, a jail assessment crime lab assessment and drug/law enforcement assessment and any applicable domestic abuse or consumer information assessments of, if the court does not accept the plea of no contest, a summons will be issued commanding him or her to appear in court to answer the complaint.
 - d. That if no cash deposit is made and the alleged violator does not appear in court at the time specified, the court may issue a summons or a warrant for the defendant's arrest or consider the nonappearance to be a plea of no contest and enter judgment or an action may be commenced to collect the forfeiture, penalty assessment, jail assessment, crime lab assessment and drug/law enforcement assessment and any applicable domestic abuse or consumer information assessments.
 - e. That if the court finds that the violation involves an ordinance that prohibits conduct that is the same as or similar to conduct prohibited by state statute punishable by fine or imprisonment or both, and that the violation resulted in damage to the property of or physical injury to a person other than the alleged violator, the court may summon the alleged violator into court to determine if restitution shall be ordered.
- viii. A direction that if the alleged violator elects to make a cash deposit, the statement which accompanies the citation shall be signed to indicate that the statement required under subpara. vii. above has been read. Such statement shall be sent or brought with the cash deposit.
- ix. Such other information as the County deems necessary.

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- C. The schedule of cash deposits including penalty assessment, jail assessment, crime lab assessment and drug/law enforcement assessment and any applicable domestic abuse or consumer information assessments for use with citations issued under this section shall be as adopted by the County Board from time to time and such schedule shall be on file in the Offices of the Sheriff, Zoning Administrator, County Clerk and Clerk of Court and receipts shall be given for cash deposits.
- D. The procedures contained in Section 66.0113(3) of the Wisconsin Statutes, relating to the options of an alleged violator and default are adopted and incorporated herein by reference.
- E. This section does not preclude the County or any authorized officer from proceeding under any other ordinance or law or by any other enforcement method to enforce any ordinance regulation or order.

(Ord. No. 141-44, § LXVIII, 7-22-86)

(Section 41(a) 1., formerly section 20.01(1), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 41(a) 4., formerly section 20.01(4), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 41(b) 1., formerly section 20.02(1), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 41(b) 5. was created by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 41(c) 4., formerly section 20.03(4), was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Sections 41(b)1, 2 and 6 were amended by Enrolled Ordinance 163-55, effective 11-13-08.)

SECTION 42 VALIDITY

(a) **Abrogation and greater restrictions**

It is not intended by this ordinance to repeal, abrogate, annual, impair, or interfere with any existing easements, covenants, deed restrictions, agreements, ordinances, rules, regulations, or permits previously adopted or issued pursuant to law. However, wherever this ordinance imposes greater restrictions, the provisions of this ordinance shall govern. This ordinance, where it relates to floodlands, supersedes all the provisions of any municipal zoning ordinance enacted under Section 59.69, 59.692 or 59.694 for counties; Section 62.23 for cities; Section 61.35 for villages; or Section 87.30, Wisconsin Statutes. Where an ordinance is more restrictive than this ordinance in relation to floodlands and shorelands, only its greater restrictions are effective. The shoreland and floodplain protection provisions of this Ordinance required by the National Flood Insurance Program (NFIP) and ch. NR115 and ch. NR116 Wisconsin Administrative Code, supersede all less restrictive provisions of any other county zoning ordinance.

(b) **Interpretation**

The provisions of this Ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the county and shall not be construed to be a limitation or repeal of any other powers granted by the Wisconsin Statutes and those now possessed by Waukesha County. If a provision of this Ordinance, required by ch. NR116, Wisconsin Administrative Code, is unclear, the provision shall be interpreted in light of the standards in effect on the date of the adoption of this Ordinance or in effect on the date of the most recent text amendment to this Ordinance.

(c) **Severability and non-liability**

If any section, clause, provision, or portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.

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The flood protection standards in this ordinance are based on engineering experience, scientific research and the best information available. Larger floods may occur or the flood height may be increased by man-made or natural causes. This ordinance does not imply or guarantee that non-floodplain areas or permitted floodplain uses will be free from flooding and flood damages. Nor does this ordinance create liability on the part of, or a cause of action against, the County or any officer or employee thereof for any flood damage that may result from reliance on this ordinance.

(d) **Repeal**

All ordinances or parts of ordinances of the county inconsistent or conflicting with this Ordinance, to the extent of the inconsistency only, are hereby repealed. All other ordinances enacted by the county under Section 59.69 of the Wisconsin Statutes relating to floodlands and shorelands are hereby superseded.

(e) **Title**

This ordinance shall be known as, referred to, and cited as the "Shoreland and Floodland Protection Ordinance, Waukesha County, Wisconsin" and is herein referred to as the "Ordinance".

(f) **Effective date**

This ordinance shall be effective after a public hearing and recommendation by the county park and planning commission, adoption by the county board, and a duplicate copy submitted by the county clerk by registered mail to each town clerk, in accordance with Section 59.692 of the Wisconsin Statutes.

Regulations contained herein shall not require approval or be subject to the disapproval of any town in accordance with Section 59.692(2)(a) of the Wisconsin Statutes.

(g) **Adoption**

Passed and approved by the County Board of Supervisors of Waukesha County, Wisconsin, this 23rd day of June 1970.

(h) **Official Revisor and Editor**

The Corporation Counsel shall be the official revisor and editor of this Code and the Corporation Counsel, or his or her designee, is authorized to revise this Code in accordance with any enrolled ordinance. The Corporation Counsel is hereby authorized to make changes to the numbering sequence, lettering, organization, or formatting of an enrolled ordinances or these Code sections, as needed to create a consecutive sequence and orderly format of the code.

(Ord. No. 141-44, § LXIX, 7-22-86)

(Section 42(d), formerly section 21.04, was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 42(f), formerly section 21.06, was amended by Enrolled Ordinance 159-70, effective 12-12-04.)

(Section 42(h) was created by Enrolled Ordinance 159-70, effective 12-12-04.)

(Sections 42(a), (b), and (c) were amended by Enrolled Ordinance 163-55, effective 11-13-08.)

Editor's Notes:

Shoreland Regulations June 30, 1970

Floodland Regulations July 30, 1970

Amended Approval January 18, 1982

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Amended effective July 22, 1986, Enrolled Ordinance 141-44.
Amended effective August 21, 2003, Enrolled Ordinance 155-21 and 155-22.
Amended effective December 12, 2004, Enrolled Ordinance 159-70.
Amended effective May 13, 2005, Enrolled Ordinance 160-02.
Amended effective July 13, 2006, Enrolled Ordinance 161-12.
Amended effective November 13, 2008, Enrolled Ordinance 163-55.